

# 45 Walnut Street, Wynnum, Qld 4178



## House For Sale

Wednesday, 22 May 2024

45 Walnut Street, Wynnum, Qld 4178

**Bedrooms: 4**

**Bathrooms: 3**

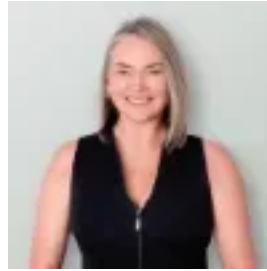
**Parkings: 2**

**Area: 405 m2**

**Type: House**



David Lazarus  
0414723531



Renee Brace  
0414620063

## Auction

Welcome to 45 Walnut Street, Wynnum-a charming family residence perfectly positioned between the vibrant Manly Harbour Village and the Wynnum CBD. Just moments from the sparkling Moreton Bay, this delightful home blends modern amenities with classic charm, making it a true gem in a prime location. Boasting a classic street appeal, this home encapsulates style and elegance with a white picket fence and a welcoming front verandah that captures the bay breeze and glimpses of the bay. Property features include: - 405 m2 block - Oversized double garage with space for storage or a workbench for the hobbyists- Four generous sized bedrooms including the master suite with built-in wardrobe, ensuite and access through French doors to the back verandah with bay glimpses- The stylish kitchen is located on the upper level, featuring stainless steel appliances, including a 900mm Omega gas cooktop and oven, Westinghouse dishwasher, ample cupboard, pantry and bench space, the ideal kitchen layout to let your creative culinary skills flow- The open plan living area offers a versatile space that opens out seamlessly to the upper deck providing the perfect place for your morning coffee watching the sun rise over the bay or capturing the last rays of the day- The family bathroom completes the upper level- The lower level offers a second living space with a home office/media room, or potential 5th bedroom, ideal for guest accommodation or a teenage retreat. Complete with a second bathroom and laundry for convenience- Outdoor entertaining is a breeze with an alfresco entertaining area overlooking the landscaped gardens, resort style in-ground pool and landscaped gardens, it is the perfect setting for enjoying leisurely summer afternoons- The established back yard also has ample space with a grassed area perfect for kids and pets to play, and cabana for afternoon cocktails- Large windows throughout the home ensure every room is bathed in natural light- The bedrooms and living areas feature air-conditioning for year-round comfort- Traditional features including timber floorboards on the upper level, traditional timber casement windows, French doors to the upper and lower deck, and low maintenance tiling downstairs- Solar system - high performance enphase system with micro inverters and app based monitoring, garden shed- A key feature of this home is the proximity to the bay, ideal for outdoor activities, perfect for morning jogs, evening strolls, and family picnics- Within Manly State School and Wynnum State School catchment and walking distance to renowned local schools, including Guardian Angels Catholic Primary School- Easy access to some of Brisbane's finest schools and colleges including Moreton Bay Colleges' and Iona College- Close proximity to public transport for the daily commuter, with direct lines to Brisbane CBD, easy drive to Gateway motorway for access to the North and South Coasts, and 15 minutes to Brisbane Airport. The ideal Bayside location with Wynnum CBD and Manly Harbour Village on your doorstep, showcasing an array of restaurants, cafes, boutiques, wine bars, 10km of bike/walking paths along the Esplanade, weekend markets, community events, and the Royal Queensland Yacht Club offering the best of Bayside living. **DISCLAIMER:** In preparing this information, we have used our best endeavours to ensure that the information contained therein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own council and financial inquiries to verify any information contained herein. This property is being sold without a price therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.