

UNIT 4/206 WEST AVENUE, Wynnum, Qld 4178



Sold Unit

Saturday, 28 October 2023

UNIT 4/206 WEST AVENUE, Wynnum, Qld 4178

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 92 m2

Type: Unit

Contact agent

This generous sized, tidy 2 bedroom unit boasts 92m² of internal living space, and has the bonus of the largest private backyard and courtyard living area in the complex spanning 93m². Perfect for those summer BBQs where you can unwind and relax in the beautiful bay breezes which flow through from front to back. Total size of the living space is a pleasing 185m², positioned perfectly at the end of the unit complex, offering more privacy, peace and quiet. The interior style of this unit has a light and airy feel, with a soft colour palette. White wooden modern blinds on the front-facing lounge room and second bedroom, along with carpets provide privacy and comfort when you're ready to put your feet up. The main bedroom, also carpeted, has a large sliding door that opens out to the courtyard, perfect for your morning cuppa and newspaper, shaded by the lovely hedge. The kitchen layout offers a breakfast bench which opens to the tiled living area. Off to the side of the kitchen is a meals area with sliding door access to the courtyard. A very functional, livable space to enjoy entertaining with family and friends. Life by the Bay will be perfectly complemented by the central location which the rejuvenated Wynnum has to offer, with restaurants, cinema, supermarkets, schools, medical facilities, library, and public transport nearby. Enjoy the local cafes, markets, play areas, walking and bike tracks at The Esplanade waterfront, within 5 mins drive or get the fitness levels up with a 2km walk!

FEATURES- This unit offers 2 bedrooms, 1 bathroom plus good size, lounge, living and meals area - Built-in generous sized robes in both bedrooms- Single level living throughout with attached garage and another entry via the kitchen to easily carry those groceries inside without getting wet- Split system air conditioning with ceiling fans in lounge/living area and all bedrooms- Pleasant kitchen space with large window overlooking the outdoor courtyard where your new herb garden and citrus trees can grow in the morning sun - Electric oven, gas cook top, dishwasher and space for a decent size fridge- Easily replaced 2 x 4.5kg gas bottles avoiding any service charges- Bathroom with gas hot water system, shower, single vanity and new toilet- Security screens fitted to all doors and windows- Separate laundry in garage with easy access to back yard and clothesline- Single lock up garage with remote control door - fits large SUV- Easily maintainable yard, with edged gardens, established trees, and back gate access, perfect for a small to medium sized dog.

LOCATION- 900 metres to recently upgraded Wynnum Manly Leagues Club- 1.1km to Wynnum Golf Club- 1.3km to the Wynnum Central Railway Station- 1.4km to Wynnum Bowls Club or RSL- 1.6km to Majestic Cinemas and Waterloo Bay Hotel- 1.8km to Bay Terrace shopping and restaurant precinct- 2.4kms to Bunnings Warehouse, Manly West- 3.5kms to Manly Boathouse- 18kms to Brisbane Airport- 20kms to Brisbane CBD- Catchment area for Wynnum West State School and Wynnum State High School- Between 5-10 mins drive to Moreton Bay College, Iona College, Guardian Angel's Primary School, Wondall Heights State School to name a few.

Corner House Village at 206 West Avenue is a lovely 9 unit complex that has one entry/exit, with off street visitor parking, well manicured gardens, lawns, and communal gazebo area. This move-in ready unit offers a lovely quiet and private living space for couples, small families, or elderly folk wishing to downsize. Contact Teresa for more information and viewing times.