

**Unit 155/986 Wynnum Road, Cannon Hill, QLD,
4170**

Unit For Sale

Monday, 2 September 2024

Unit 155/986 Wynnum Road, Cannon Hill, QLD, 4170

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit

The Perfect Start

This elegantly designed unit, overlooking the popular Cannon Hill suburb, offers a spacious and modern living experience just 8 kilometres from Brisbane's CBD. Perfect for professionals, couples, downsizers, and investors alike, it boasts a prime location within close proximity to local amenities and the lush Murarrie Recreation Reserve. With its sophisticated interiors and exceptional complex facilities, this remarkable residence is sure to impress.

The expansive open-plan living and dining area serves as the heart of the home, thoughtfully designed for both relaxation and entertaining. Bathed in natural light, this airy space flows effortlessly onto a covered balcony with a serene green outlook. The kitchen is a standout feature, boasting top-quality appliances and ample cupboard space.

Property Features:

Located on the 5th floor at the rear with elevator access

Being at the rear makes it peaceful away from Wynnum Rd

Spacious 1 bedroom with ensuite/main bathroom connection and built-ins

North facing

Sliding glass doors onto balcony

European laundry in main bathroom

Kitchen with electric cooking, stone benchtops & dishwasher

Single car space

Rates and Returns:

Council rates: Approx. \$506.70 per quarter

Body corporate fees: \$795.00 per quarter*

Rental Estimate: \$520.00 - \$560.00 per week*

Rental Information: Currently tenanted until 17/03/2025 at \$480.00 per week.

Location:

8km* to Brisbane CBD

12* minutes to Brisbane Airport

3* minute walk to Cannon Hill Train Station

1* minute walk to local shops, cafes & more

1* minute walk to local bus stops

11* minute drive to Westfield Carindale

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