

## Cleveland, 6/104-106 Wynyard Street

SOLD BY JAMES AND GRAEME CARMICHAEL

Tucked away at the rear of a boutique complex of only eight townhouses, 6/104-106 Wynyard Street offers a fantastic combination of contemporary living and unbeatable convenience. Built in 2013, this well designed 4 bedroom, 2 bathroom home with a double garage is the perfect choice for those seeking a relaxed bayside lifestyle with everything at their fingertips.

### Property Highlights:

- Generous Bedrooms —Four well-sized bedrooms, all featuring built-in wardrobes. The master bedroom is complete with a walk-in robe and a private ensuite.
- 4th bedroom/Flexible Study/Second Living Space —A large additional space that can serve as a 4th bedroom, home office, or secondary family room.
- Open-Plan Design —High ceilings and a spacious living and dining area create a bright and airy atmosphere, perfect for everyday comfort.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
UNDER CONTRACT

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**(07) 3286 2500**

- Well-Appointed Kitchen —The modern kitchen is fitted with stone benchtops, a gas cooktop, dishwasher, and ample storage, making meal preparation a breeze.
- Private Outdoor Retreat —The fully fenced courtyard with a covered alfresco area offers a low-maintenance space for entertaining or unwinding.
- Extra Features —Includes an internal laundry, a double remote garage with additional storage, and low body corporate fees for added affordability.
- NBN Ready —Hybrid Fibre Coaxial (HFC) has been used in your connection to the NBN network, ensuring fast and reliable internet.

#### Prime Location:

Perfectly positioned in central Cleveland, this home provides easy access to all the essentials:

- Shops & Dining —A short stroll to Cleveland CBD, supermarkets, cafes, and the popular Raby Bay Harbour, known for its waterfront restaurants and vibrant atmosphere.

#### Schools & Education:

- Cleveland State School —A well-regarded primary school with strong academic programs.
- Star of the Sea Primary School —A highly sought-after Catholic school.
- Cleveland District State High School —A respected secondary school offering a broad range of subjects and extracurricular activities.
- Transport & Connectivity —Close to public transport, including Cleveland train station, providing easy access to Brisbane CBD and surrounding suburbs.
- Recreational Lifestyle —Only moments from Moreton Bay, local parks, and walking trails, making it ideal for outdoor lovers.

This modern townhouse presents a fantastic opportunity to add value with some personal updates while enjoying a prime location in one of Cleveland's most convenient pockets. Whether you're looking for a low-maintenance home, an investment property, or a bayside retreat, this one is worth considering.

#### Additional Information:

- \* Owner Occupied
- \* Rental Appraisal: \$695 per week
- \* NBN Ready

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Note: This property is being sold without a price, and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for functionality purposes only.



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## More About this Property

<b>Property ID</b>	BT2BF2S
<b>Property Type</b>	House
<b>House Size</b>	169 m2
<b>Land Area</b>	169 m2
<b>Including</b>	Air Conditioning Water Tank

**James Carmichael 0408 455 771**

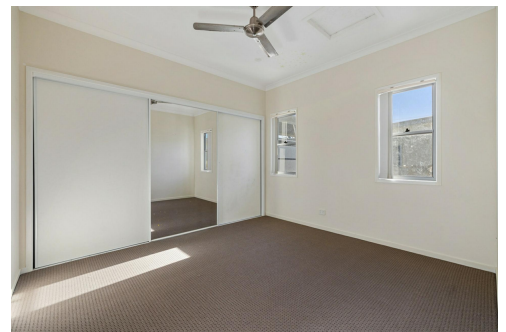
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