



4/102 Wynyard Street, Cleveland

Light-Filled, Spacious & Private Villa on 399m² —Walk to Cleveland CBD!

Discover the perfect combination of space, privacy and convenience with this beautifully refreshed, single-level villa, ideally positioned in the Wynyard Garden. Set on a generous 399m² allotment, this delightful home offers more room to relax, entertain and enjoy than you might expect from villa living.

Freshly renovated and filled with natural light, the home welcomes you with a bright, airy atmosphere and a surprisingly spacious, flexible floorplan. The generous lounge and dining area provides plenty of room for everyday living, while a separate family room offers wonderful versatility as a media room, dedicated TV retreat or even a potential third bedroom.

Both bedrooms are well proportioned and feature built-in wardrobes. The original kitchen remains practical and functional, with an adjoining sunlit space that would make an ideal home office, reading nook or peaceful spot to enjoy your morning coffee. A spacious original bathroom, separate toilet and generously sized internal laundry with additional storage add to the home's everyday comfort and

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FOR SALE

For Sale

VIEW

Sat 31st Oct @ 9:00AM - 9:30AM

AGENTS

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AGENCY

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practicality.

One of the standout features is the expansive, private outdoor entertaining area. Enjoying a pleasant southerly aspect and surrounded by established gardens, the huge covered alfresco area provides a wonderful setting for family gatherings, weekend barbecues or simply relaxing in your own peaceful retreat. A large paved front courtyard offers even more outdoor space to enjoy.

Completing the package is a single lock-up garage plus a designated parking space directly in front of the villa, providing the convenience of two-car accommodation.

Situated in a well-maintained complex with low body corporate fees, this appealing villa enjoys a central Cleveland location, with shopping, cafés, restaurants, medical facilities and public transport all within easy walking distance.

Property Highlights

- " Generous 399m² allotment offering exceptional outdoor space for villa living
- Freshly renovated, light-filled single-level home
- Two spacious bedrooms, both with built-in wardrobes
- Expansive lounge and dining area with a welcoming sense of space
- Additional family room, ideal as a media room, TV retreat or potential third bedroom
- Sunlit area adjoining the kitchen, perfect for a home office or reading nook
- Original, functional kitchen with practical layout
- Large original bathroom with separate toilet
- Expansive covered alfresco entertaining, enjoying a private southerly aspect
- Beautiful established gardens creating a peaceful outdoor retreat
- Generously proportioned internal laundry with additional storage
- Large paved front courtyard
- Single lock-up garage plus a designated car space directly in front
- Solar panels to save electricity
- " Low body corporate fees
- " Convenient position within walking distance of Cleveland CBD, shops, cafés and public transport

Don't miss your opportunity to inspect this wonderful property. Contact Ming Body and her team today to arrange your viewing!

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 inquiries to verify the information contained herein. All information contained by Ming Properties is provided as a convenience to clients.

MORE DETAILS

Property ID	BURTF2S
Property Type	Villa
Land Area	399 m2
Including	Courtyard

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4/102 WYNYARD STREET, CLEVELAND

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Internal: 119m² | External: 21m² | Total: 140m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

