







4/1501 Wynnum Road, Tingalpa

# 2019-Built Designer Townhouse - Exceptional Yield and Low Body Corp!

Step into a world of pristine, modern luxury with this beautifully presented 2019-built townhouse. Offering the perfect blend of stylish, low-maintenance living and exceptional convenience, this immaculate property is move-in ready with absolutely nothing left to do.

Positioned perfectly inside a secure, well-maintained complex, Unit 4 boasts a rare and highly sought-after double-vehicle layout—featuring a secure lock-up garage plus a dedicated carport. Inside, the home reveals light-filled, open-plan living zones that flow seamlessly out to an expansive, private astro-turf courtyard, perfect for weekend entertaining, kids, or pets without the hassle of mowing.

Property Highlights:
Immaculate Condition: Pristine, ultra-clean interiors with modern fixtures and a neutral, contemporary colour palette.
Spacious Layout: 3 generous bedrooms, 2 stylish bathrooms, plus a convenient downstairs powder room.
The Parking Premium: Rare 2-car accommodation (1 secure garage

3 2 2

**FOR SALE**
Offers Over $899K

**VIEW**
Sat 7th Nov @ 11:30AM - 12:00PM

**AGENTS**

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**AGENCY**

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

+ 1 dedicated carport)—a massive advantage in townhouse living.

- Maintenance Luxury: Fully fenced, private astro-turf courtyard designed for effortless outdoor living.

Year-Round Comfort: Split-system air conditioning, ceiling fans, and excellent natural cross-ventilation.

An Exceptional Opportunity for Homeowners & Investors Alike:
With historically tight local vacancy rates, this property offers an outstanding, low-risk addition to any portfolio. Enjoy highly competitive holding costs with reasonable council rates (approx. $506/qtr) and remarkably low, stable body corporate levies (approx. $811/qtr).

Estimated Rental Appraisal: $790 – $850 per week (An impressive ~4.5% gross yield!)

Whether you are a first-home buyer looking to secure a flawless modern home, a downsizer seeking lock-and-leave convenience, or a savvy investor chasing strong rental yields, this property demands your immediate inspection.

Local schools include : Tingalpa state school, Belmont state school
Contact Team Hansom
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- = approx.

## MORE DETAILS

| | |
|---|---|
| Property ID | TW9GVB |
| Property Type | Townhouse |
| Including | Ensuite<br>Air Conditioning<br>Courtyard<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced<br>Remote Garage |











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