



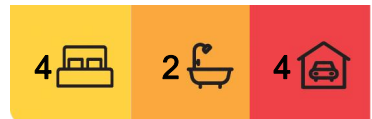
Wynnum West, 17 Herswell Avenue

Under Contract - Open Home Cancelled

This property presents an enticing opportunity to acquire a home ripe for personalization. Boasting side access to rear sheds featuring 1 remote garage door and 1 manual door, it offers ample space for accommodating various recreational vehicles. The potential for dual living is evident, with the original house upstairs featuring charming timber floors, a well-appointed kitchen with Italian appliances, 3 bedrooms, and an original bathroom with a separate toilet.

Through tinted double-glazed sliding doors off the kitchen, a spacious back deck awaits, complete with an insulated steel roof and Tasmanian oak flooring-an ideal setting for indulging in summer days and evenings. The lounge extends to a Juliet balcony at the front of the house, adding a touch of elegance.

Internal stairs lead to a substantial downstairs living space, complete with a built-in media room featuring HDMI cable and 240 V power for an overhead projector. Acoustic insulating



For Sale
Contact Agent

View
ljhooker.com.au/BRXQF2S

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material and sound-absorbing gyprock enhance the media room's atmosphere. Additionally, a generously sized master bedroom with a walk-in robe and ensuite offers versatility, easily convertible into a self-contained area if desired. Downstairs, all aluminum windows and sliding doors are double-glazed and tinted for comfort and energy efficiency.

The property boasts exceptional drainage, with all stormwater directed underground or to underground drains. Moreover, all additions hold full council approval, with all necessary certifications in place.

Additional property features include:

Aluminum Powder-Coated front siding gates with 240 Volt wires for motor installation if desired.

3 Phase power from pole to rear shed, equipped with a new 3 Phase meter.

Both sheds are illuminated and connected with 240 Volt and 3 phase power.

Ample space for a CARAVAN and BOAT.

5 kW X 22 Solar Array (carport and rear sheds), with panels recently cleaned and electronically checked, and an upgraded inverter.

5500 L plastic water tank.

250 L stainless steel hot water heater, with all fittings and a timer in the fuse box, newly installed in March 2024.

Electric chair lift manufactured by Platinum Stairlifts England.

Fiber optic phone/computer points fitted in most rooms.

Foxtel and NBN + T cable access in most rooms.

Positioned between the waterfront of Wynnum Manly and conveniently located near the motorway, the port of Brisbane, and Brisbane Airport, this property offers easy access to amenities. With Iona College just a 3-minute walk away and Wynnum North train station a mere 10-minute stroll, this residence promises both convenience and lifestyle.

Don't let this opportunity slip away-secure this property today.

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 website functionality purposes only.

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More About this Property

Property ID	BRXQF2S
Property Type	House
Land Area	647 m ²
Including	Balcony Water Tank

Rachael Bennett 0401 461 448

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