

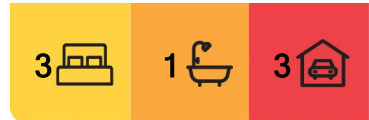
Wynnum West, 53 Gwynne Street

SITTING PRETTY ON 744SQM!

Ready, set go! The market is hot and 53 Gwynne Street offers a highly desirable opportunity and rapidly developing Wynnum West. Sitting on 744sqm, this property boasts convenience, affordability, and growth potential. After undergoing a freshen up, it's move-in ready today and offers ample opportunities for future value appreciation whilst still holding it's charming original features.

The residence provides a variety of lifestyle possibilities, with an elegant living area and an open-plan dining space that seamlessly flows onto the old school kitchen. With practicality and generous proportions, it offers functional living and entertaining areas, whilst ensuring comfort and enjoyment throughout the year.

This home provides ample space for young families, professional couples, or those looking to downsize. It's ready for you to move in, yet it offers countless opportunities for new owners, whether you're thinking of minor cosmetic updates or major



For Sale
Best Offers Closing 14th August - if not prior

View
By Appointment

Contact
Ashleigh Hansom
0448 742 538
ahansom@ljhch.com.au
Deanne Hansom
0403 066 191
cannonhill@ljhch.com.au



LJ Hooker Cannon Hill
(07) 3906 1366

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renovations—both of which could enhance its value in this sought-after location.

Property Features:

- Three generous bedrooms, two with built-ins
- Open plan living and dining — joining the kitchen
- Separate study — perfect work from home space
- Main bathroom with shower/bath combo & separate toilet
- Laundry adjoining kitchen with door to yard & patio
- Fenced 744 block
- Ample off-street parking
- 5.5m RHS side gate access — store boats, caravans + more
- Newly polished hardwood timber floors throughout
- Recently painted inside & out
- 1980*s build date — approx.
- Last sold 1982

Rates & Return:

- Council Rates: \$645.70 per quarter*
- Rental Return: \$650.00 - \$720.00 per week*

Location:

- 17km* to Brisbane CBD
- 5* minute drive to Wynnum/ Manly
- 2* minute drive to local train station Walk to bus stops from your door
- Local schools include: Wynnum S/S, Ioana College, Wynnum West S/S, Brisbane Bayside State College & more
- Local shops 2* minute drive

Contact Team Hansom

- Deanne Hansom | 0403066191
- Ashleigh Hansom | 0448742538

More About this Property

Property ID	TKKGV B
Property Type	House
Land Area	744 m2
Including	Floorboards Built-in-Robes Fully Fenced

Ashleigh Hansom 0448 742 538

Co-Agent to Team Hansom | ahansom@ljhch.com.au

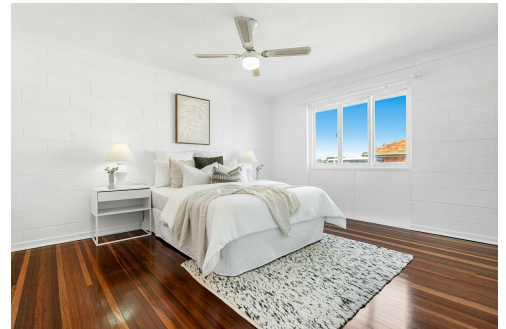
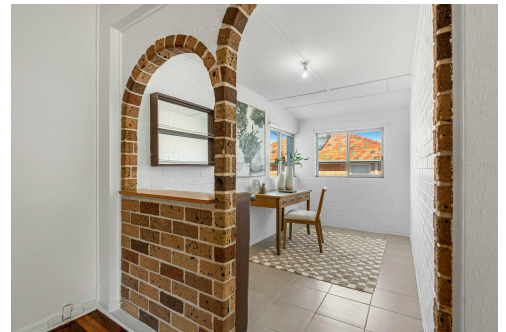
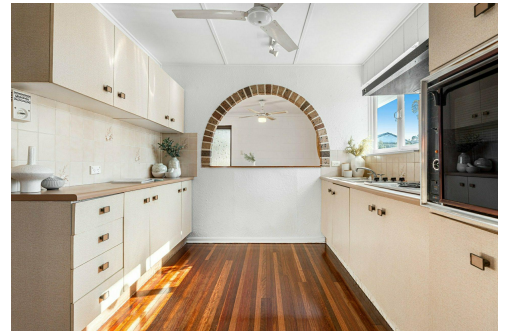
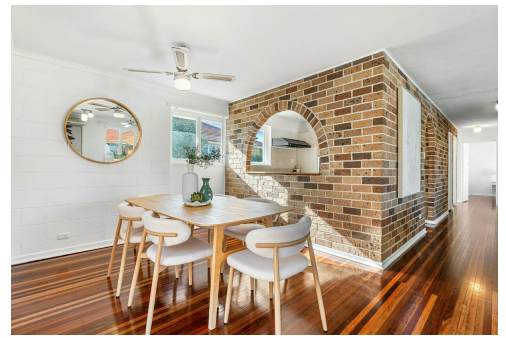
Deanne Hansom 0403 066 191

Principal & Licensee | cannonhill@ljhch.com.au

LJ Hooker Cannon Hill (07) 3906 1366

1878 Creek Road, CANNON HILL QLD 4170

cannonhill.ljhooker.com.au | cannonhill@ljhch.com.au



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