

2/206 West Ave, Wynnum, QLD 4178

Sold - \$327,000

Villa 3  1  1 



Fantastic Lowset Villa - Great Location - Low Body Corp Fees

OPEN SAT 29th OCTOBER 11.00 - 11.45AM

This well presented 3 bedroom lowset villa is located in a well maintained & sought after Wynnum complex.

Situated in the Corner House precinct, it is ideal for retirees looking to downsize into a small community within quiet & convenient location. Because of the low Body Corporate Fees, it would also be ideal for investors OR first home buyers looking to enter the market.

The lounge/living area is open plan and filled with natural light. The spacious kitchen with plenty of cupboard and bench space adjoins the dining area - which in turn opens up onto a private courtyard & garden.

The large main bedroom (with built-ins) also enjoys a separate access out on to the courtyard/garden - an ideal spot to have the morning coffee. The second bedroom (also built-in) is also quite spacious with plenty of natural light. The 3rd bedroom has the flexibility for use as either a bedroom or study.

The modern bathroom is well appointed with a large shower recess and vanity.

The open plan living area has reverse cycle air-conditioning & the unit also has a single lock up garage with internal access into the kitchen - making unloading the shopping so much easier.

The Corner House retail area offers two bakeries, a deli, butcher, chemist, newsagency, takeaway food outlets, restaurants and more - and its at your door step. And its also only minutes from major supermarket shopping at either Wynnum Central or Wynnum Plaza.

The complex is only 10 years old and is in excellent condition - and the Body Corporate levies are just \$1040 per annum. The weekly rental value is \$360 per week.

Please call Neil Plevey at RE/MAX Advantage on 3893-6719 or 0400 202 692 to arrange an inspection today - or come along to one of the Open Homes.

A copy of the Sustainability Declaration can be obtained by contacting Neil Plevey at RE/MAX Advantage

Listed By

Neil Plevey
Phone: (07) 3893 6719
Mobile: 0400 202 692

Open for Inspection

By Appointment.

