



**Country Feel in Urban Environment -
Water & Energy Efficient - Established
Gardens**



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7 Cavanaugh Street, Wynnum West

Sold for \$1,080,000 (Oct 28, 2024)

This wonderful home is suited to someone who wants to be more self reliant but doesn't know how or where to start ... as well as the ones who have always wanted a functional garden ... the site is water & energy efficient and co-exists beautifully with natural wildlife and the garden is set up with permaculture principles in mind ... and there is room for chickens if you love fresh eggs for breakfast!!

The location is very convenient, as it's close to all amenities. You can walk to the bus stop, and there's a train station nearby. There are local shops & Wynnum Plaza, as well as both state & private schools, multiple sporting clubs including Wynnum Golf club and close to Gunda Pa hospital. Plus, it's only 4 minute drive to Wynnum Manly waterfront to enjoy the weekend markets, cafes & restaurants and boating ... the very best of bayside living ... when you decide you need to adventure outwards and leave the quiet enjoyment of this very special oasis of 'home' at 7 Cavanaugh Street!

Featuring:-

- New 13 kw solar system with 10kw battery system
- 32,000 litres of new rain water tanks

Property ID: L28355930

Property Type: House

Carports: 1

Open Parking: 1

Land Area: 582.0 sqm

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- All electrical wiring, electrical box, and meter replaced throughout
- all water & sewage plumbing replaced
- 3 aircons – 7.1kw to living and 2 × 2kw in bedrooms
- No asbestos inside the home
- New roof installed and insulated
- Prowler proof triple lock front & back door screens
- Screens on bedroom & all windows
- freedom retractable screen on living doors
- Renovated Kitchen with new appliances
- Renovated bathroom & laundry
- New timber flooring in bedrooms
- 2 large robes in master bedroom
- 2 robe in bed 2 and space for robe in bed 3
- Newly built back entertaining deck
- Newly built front home office/playroom/bedroom or gym
- variety of 26 fruit trees & raised garden beds
- automated garden & lawn watering system
- new self water beds – wicking beds & caging
- large garden shed and extra large slab for future granny flat

BEAUTIFULLY PRESENTED – EXCELLENT LOCATION – SO MANY BENEFITS AWAIT YOU!!

NORTH



7 CAVANAUGH STREET, WYNNUM WEST

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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.

