

34 Mandarin Street, Coopers Plains

4-bedroom lowset brimming with bespoke features!

Auction Location: Onsite and online via Realtair

Cathedral ceilings, multiple study/workshop areas, an incredible built-in entertainment centre, and an outdoor pavilion with a gas firepit, bench seats and its own cooking/washing facilities - this place is packed full of the best kind of surprises and must be experienced in person to be fully appreciated.

Highlights:

- Fully fenced corner block a short walk to city-buses (via Griffith Uni) & QEII Hospital
- Media wall in the lounge with wall-mounted TV, electric fireplace, storage/display cupboards
- 4 beds including an ensuited master & 1 with a murphy bed/attic space/adjoining retreat
- Workshop/hobby hub beside the laundry + a freestanding study (WFH office)
- Second bathroom (shower & tub), timber-look flooring, split system AC units/fans + solar
- Secure double carport + extra parking behind, 2 sheds, grassy play area for kids/pets

4  2  2 

AUCTION

Sat 30th May @ 1:30PM

VIEW

Sat 16th May @ 1:00PM - 1:30PM

AGENTS

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AGENCY

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 **LJ Hooker**

This is a fabulous home with lots of talking-point features! Inside, easy clean hybrid floors span all the living areas and bedrooms and track lighting runs across cathedral ceilings that soar to 3.8m above the dining room and kitchen.

Cooks will be impressed with this culinary hub; as well as abundant storage and bench space, the splashback behind the electric cooktop and oven is a dream, and the dishwasher is conveniently positioned next to a twin sink with a draining board and gooseneck tap.

In the adjacent air-conditioned lounge, the media wall is the showstopper! Cosy up on the couch in front of the electric fireplace and watch movies on a wall-mounted TV that's perfectly framed by matching sets of custom built-in joinery with storage drawers and glass display cabinets.

Of the 4 bedrooms, the master has BIRs and an ensuite with a rain shower, while another has a spacious WIR - and then there's the room that has a fold-down murphy bed as well as an attic space reached by a pull-down ladder, and an adjoining retreat/study area. The second bathroom is full height tiled like the ensuite but with both a shower and tub, and you can reach into the linen closet through the vanity mirror.

But wait - there's more! Adjacent to the laundry is a versatile hobby hub/workshop with built-in benches and storage, and - across a covered patio space running off the lounge, is a freestanding structure that would work perfectly as a dedicated home office or work-from-home base.

The fully fenced grounds feature grassy play space, a drying court, and the shade-cloth covered alfresco pavilion with a gas firepit, bench seats, built-in outdoor kitchen (BBQ & sink), fairy lights, laser-cut privacy screens and decking all round. Out back, sandstone retaining walls and steps framed by steel cable railings manage the level change from the house to a double carport and shed.

From this enviable location, zoned for Robertson State School and Sunnybank High, it's an easy walk to a playground and dog park, buses to reach the city via Griffith Uni, and QEII Hospital. By car, it's a 5-minute drive to Sunnybank Plaza/Market Square, 10 to Westfield Mt Gravatt and 15 to town.

With its versatile interior and fab outdoor entertaining hub, this beauty will have broad appeal.

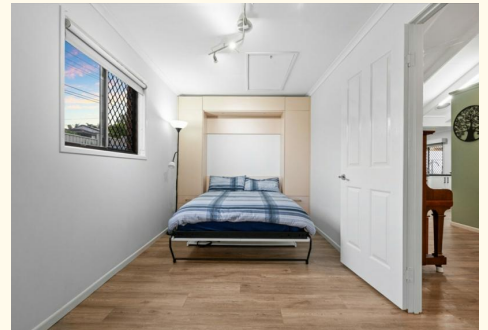
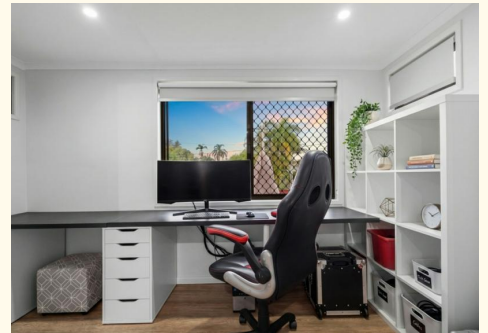
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MORE DETAILS

Property ID B4M3F4R
Property Type House
Land Area 596 m2
Including Ensuite
Study
Air Conditioning
Toilets (2)
Fire Place
Courtyard
Deck
Dishwasher
Outdoor Entertaining
Floorboards
Workshop
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage
Solar Panels
Water Tank

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34 Mandarin Street
Coopers Plains

- 596m² Land Size
- 4 Bed + MPR
- 2 Bath
- 2 Car + Additional Parking
+ Secure Off-Street

Internal 169m²
Patio, Porch & Pavilion 36m²
Workshop 15m²
Carport & Store 49m²
Total 269m²
Gatehouse 3m²



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FLOOR PLAN

1. Gatehouse (1.6 x 1.6)
2. Entry Porch
3. Pavilion w/ Fire Pit
4. Access Gate
5. Sheds
6. Drying Court
7. Double Carport & Store
8. Additional Parking
9. Covered Patio
10. Multi-Purpose Room
11. Water Tank
12. Fenced Lawn



SITE PLAN