

34 Mandarin Street, Coopers Plains

## 4-bedroom lowset brimming with bespoke features!

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

This is a fabulous home with lots of talking-point features! Inside, easy clean hybrid floors span all the living areas and bedrooms and

4 2 2

### FOR SALE

Please Call

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### AGENCY

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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

**Gary Liu 0450 996 996**

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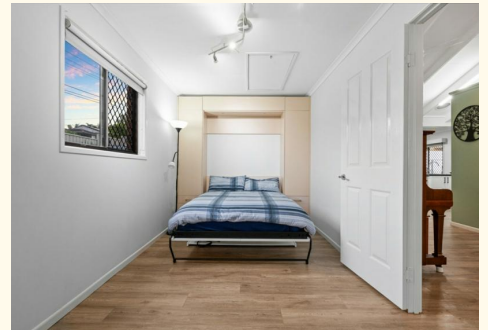
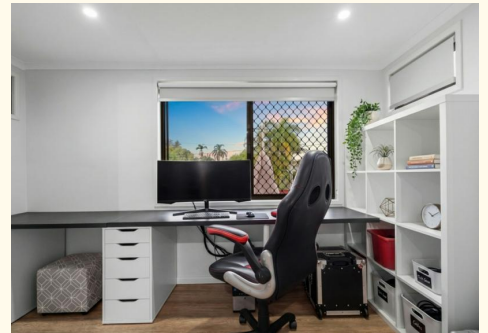
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34 Mandarin Street  
Coopers Plains

- 596m<sup>2</sup> Land Size
- 4 Bed + MPR
- 2 Bath
- 2 Car + Additional Parking  
+ Secure Off-Street

Internal 169m<sup>2</sup>  
Patio, Porch & Pavilion 36m<sup>2</sup>  
Workshop 15m<sup>2</sup>  
Carport & Store 49m<sup>2</sup>  
Total 269m<sup>2</sup>  
Gatehouse 3m<sup>2</sup>



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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