

## Holland Park West, 36 Mulsanne Street

SOLD BY KOS COMINO & ERFAN BABAIE

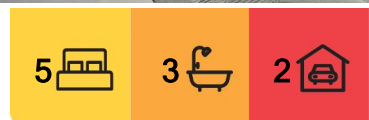
Recently refreshed 2-storey home on an elevated block on the high side of the street, ideally situated only a 3-minute walk from the busway interchange, offering direct connectivity for easy commutes. With convenient access to both north and south motorways, and just an 8-kilometre drive to Brisbane's CBD, you're close to everything. Nearby local shops ensure daily essentials are a breeze, while the upper living hub enjoys a stunning view of the blooming Jacaranda through a wall of louvered front windows. With breezes drifting in from the timber-decked rear balcony, this modern 2-storey gem is sure to captivate at first sight!

### Highlights:

- Family home on elevated block on high side of the street
- 3 minute walk to and from Busway interchange
- Meticulously well maintained, recently refreshed with Dulux paint



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B2GFF4R](http://ljhooker.com.au/B2GFF4R)

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**LJ Hooker Property Partners**  
**07 3344 0288**

- Premium fixtures, finishes & fittings inc 4 reverse cycle A/Cs, vacuum & alarm systems
- Stunning timber floors up top & quality Smeg appliances: dishwasher, gas cooker, rangehood
- Luxe tiled family room downstairs with fan, AC + fan in combined family living/dining above

High ceilings show off a beautifully maintained interior where large format floor tiles run through the lower level with treacle-toned timber boards above. The rumpus area is downstairs, with the combined family room and dining above, closer to the kitchen.

Along with a stellar location only 8k drive to the CBD, this brilliant home is also winning in the looks department with a sleek rendered facade that's more than a match for some of the other contemporary homes popping up in this prize suburb.

And what a kitchen this is! Brimming with gleaming stainless steel, its window splashback behind the sink, a big gas cooker and statement rangehood, keeps the cook connected to activity inside as well as whatever's happening in the back yard.

The dining bar is clear for meal prep and chats over coffee with friends, unless you wish to head out for the latter and take your tea alfresco style on the fan-cooled balcony with its stylish mix of glass balustrading and timber privacy screens.

Up to 5 generous bedrooms are on the table here, well spread for household harmony and with built-in robes, the luxe master with a more spacious walk-through robe into a chic ensuite. Elsewhere are another 2 full bathrooms.

So handy for local schooling, the kids have only a 4-minute walk to Holland Park State High or it's a 4 drive from the secure double garage to Marshall Rd State School. Half that will get you jumping onto the M3 and heading to the Gold Coast and Mt Gravatt Plaza is 9 minutes behind the wheel.

Oh-so-stylish and spacious, this is sophisticated family living at its finest.

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Desma Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
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## More About this Property

<b>Property ID</b>	B2GFF4R
<b>Property Type</b>	House
<b>Land Area</b>	450 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (3) Alarm Balcony Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

### Kosma Comino 0438 365 222

Partner & Agent/Independent Contractor | kosmacomino@ljhpp.com.au

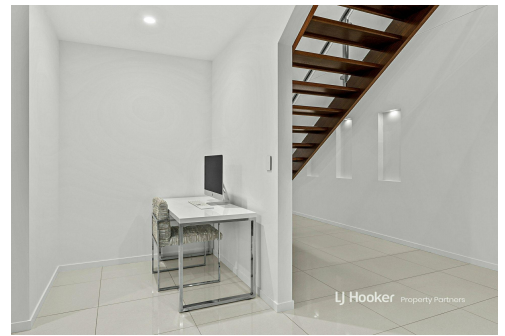
### Erfan Babaie 0481 868 871

Sales Agent to Kos Comino | erfanbabaie@ljhpp.com.au

### LJ Hooker Property Partners 07 3344 0288

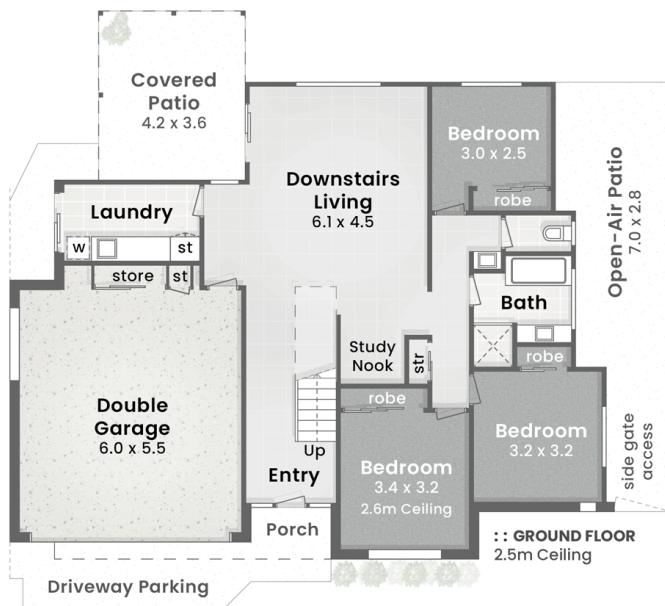
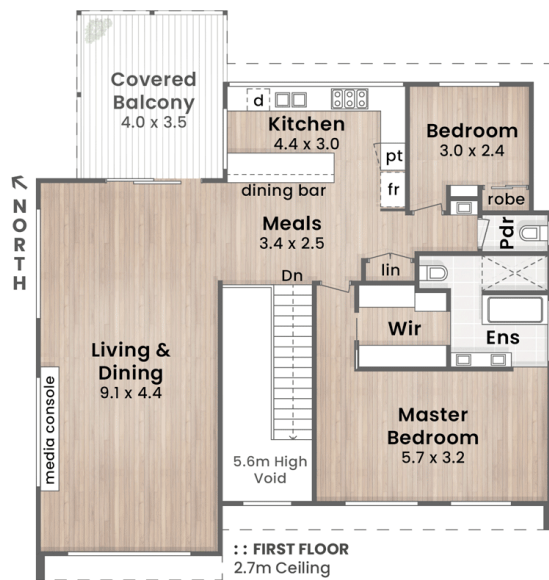
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#### LEGEND

- 1. Driveway Parking | 2. Entry Porch
- 3. Side Gate Access | 4. Drying Court
- 5. Covered Patio | 6. Grass Yard
- 7. Open-Air Patio





MULSANNE STREET


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36 Mulsanne Street  
**HOLLAND PARK WEST**

**Total 288m<sup>2</sup>**

 450m<sup>2</sup>

 5 Bed + Study Nook

 2 Bath + Powder

 2 Car + Off-Street

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