



118 Kavanagh Road, Wishart

## SOLD BY KOS COMINO & ERFAN BABAIE

Experience the rare advantage of an expansive lowset residence situated on a beautifully located, elevated block at the quiet end of Kavanagh Road. This sprawling home offers a level of space and convenience that is incredibly difficult to find in a single-storey layout, making it an ideal sanctuary for established or growing families.

Semi-renovated, this beautifully maintained home provides a versatile floor plan that balances private retreats with impressive entertaining zones. Offering five generous bedrooms and three distinct living areas, the layout is specifically designed to meet the demands of modern family life while sitting within Brisbane's most coveted school zones.

### Highlights:

- Wishart State School and Mansfield State High School catchments
- Semi-renovated large lowset on expansive 765m<sup>2</sup> block with wide 22m street frontage
- Triple living zones, modern kitchen, large undercover pergola area beside sparkling pool
- 5 large bedrooms; massive master suite with private ensuite and

5  2  2 

**FOR SALE**  
Under Contract

**VIEW**  
By Appointment

**AGENTS**  
Kosma Comino  
0438 365 222  
kosmacomino@ljhpp.com.au

Erfan Babaie  
0481 868 871  
erfanbabaie@ljhpp.com.au

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

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.

 **LJ Hooker**

- built-in robes
- Stroll to bus stops and parks; Minutes to shops, transport links, and schools

With an impressive street presence on its elevated 765m<sup>2</sup> block and framed by low-maintenance, established gardens, the property is fully fenced for peace of mind and features a double remote-controlled garage with internal access.

By the welcoming front porch, a light-filled family lounge is the perfect setting for formal greetings or quiet evening relaxation. Move deeper and the floorplan expands into a central open-plan hub where a spacious open plan dining and central living room create a natural gathering point every day.

At the heart of this social wing is a functional kitchen that overlooks the main activity zones, complete with ample cabinetry and bench space. Beyond this, a massive activity/games room offers a versatile secondary retreat, ideal for a home theatre, billiards, or a dedicated children's play zone. This entire living wing transitions effortlessly through wide glass doors to a substantial covered entertainment area outdoors. Here, you can host large-scale gatherings while enjoying a clear view across the manicured yard to the sparkling inground pool.

The accommodation wing is thoughtfully zoned for maximum privacy. Tucked away at the rear, the master suite serves as a true sanctuary, complete with a walk-in robe and a private ensuite. Three additional generous bedrooms, all featuring built-in robes, are serviced by a central family bathroom and a separate laundry room for ultimate convenience. A versatile fifth bedroom is perfectly positioned near the front entrance, offering a quiet environment that is easily adapted into a professional home office or guest quarters.

This location offers a perfect blend of suburban tranquillity and city-fringe convenience, with local parks and essential transport links all within easy reach.

- 180m Wishart Community Park
- 750m Delavan St Bus Stop for easy commutes to Garden City or the CBD
- 2.3km Westfield Garden City Shopping Centre
- 2.5km Wishart State
- 2.6km Mansfield State High School
- 2.8km St Catherine's Primary School
- 3.1km Gateway Motorway access to the Gold or Sunshine Coasts
- 16km Brisbane CBD
- 23km Brisbane Airport

While the home is in very good condition and features a renovated semi-style interior, the sheer size of the 765m<sup>2</sup> block and the flexible five-bedroom footprint offer immense future potential. You could look to further enhance the outdoor oasis, update the remaining original elements to their own taste, or simply enjoy the current high-standard finish in one of Wishart's premier pockets.

This exceptional family residence must be sold. Contact Kos and Erfan today to secure your opportunity in this blue-chip Wishart pocket.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

Desma Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners

ABN 33 628 090 951 / 21 107 068 020

## MORE DETAILS

Property ID	B4J9F4R
Property Type	House
Land Area	765 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Pool
	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**

Executive Agent & Auctioneer | erfanbabaie@ljhpp.com.au

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

25 Pinelands Road, SUNNYBANK HILLS QLD 4109  
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au



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.



118 Kavanagh Road  
WISHART

- 5 Bed
- 2 Bath
- 2 Car

Internal : 246m<sup>2</sup>  
External : 59m<sup>2</sup>  
Shed : 8m<sup>2</sup>  
Total Area : 313m<sup>2</sup>

Disclaimer: This floorplan is strictly for illustrative purposes only. All measurements are approximate and buyers should make their own enquiries as to the accuracy of the information displayed herein. Floorings, colours, textures and items used are not indicative and are for visual display purposes only. No responsibility will be taken for any errors or omissions. Floorplan created by fastfocus.au

