



SOLD

LJ Hooker Property Partners



Wishart, 16 Andree Place

SOLD BY KOS COMINO & ERFAN BABAIE

Tucked away from life's hustle and bustle behind soaring palms at the end of a cul-de-sac, its beautifully paved driveway gently inclining to a secure double garage, 16 Andree Place is a family sanctuary only minutes to Wishart Community Park and zoned for Mansfield State/High School,

Highlights:

- Semi-renovated brick lowset with resort-style pool and lawned yards
- Poolside alfresco entertaining patio with side buffet unit/intergrated drinks fridge
- Big kitchen with patio servery, moulded timber cabinets, electric cooker, dishwasher
- Timber look vinyl flooring through combined kitchen/family room + dining room next door
- Carpet and plantation shutters in the formal lounge and all 4 bedrooms
- A/C (ducted and split mix) + multiple ceiling fans, solar to help offset

There's a lovely free-flowing vibe to this house, probably to do with its terrific layout where



4 2 2 1

For Sale
Please Call

View
ljhooker.com.au/B2VWF4R

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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.

the lounge and dining room, either side of the entry passage, connect seamlessly with an open-plan kitchen/family room next door which, in turn, extends onto a big covered alfresco entertaining area.

Well-appointed for cooks of all abilities with every electric mod con plus durable solid timber cabinetry, the kitchen sports fashionable hybrid flooring which continues through the adjacent family room and down the passage.

The lounge is carpeted for added cosiness, as are the 4 bedrooms - 3 with sliding door robes and access to a bathroom with tub and shower, the master with a WIR and ensuite.

Surrounding this low-maintenance home are grassy private grounds, lovely tropical plantings adding resort-style flavour to what is a very tempting inground swimming pool out back, embraced by masterful paving and a decorative wall feature.

While you can walk to scenic trails - even an official Park Run - through nearby Wishart Community Park, all other places of local interest are reachable with a short drive: Mansfield State/State High Schools and Gateway access (6 minutes), Westfield Mt Gravatt (8), Mt Gravatt Plaza (9) and Griffith Uni Nathan Campus (10).

Establish roots in a family-friendly neighbourhood with every amenity at your fingertips.

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Desma Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 33 628 090 951 / 21 107 068 020

More About this Property

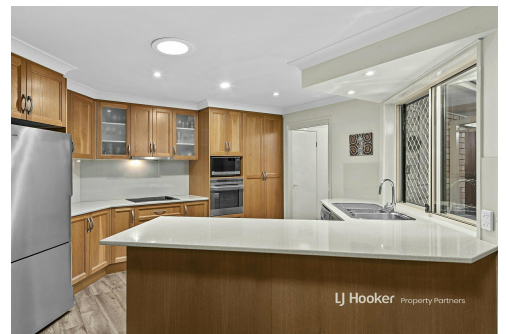
Property ID	B2VWF4R
Property Type	House
Land Area	678 m2
Including	Ensuite Air Conditioning Toilets (2) Pool Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage Solar Panels

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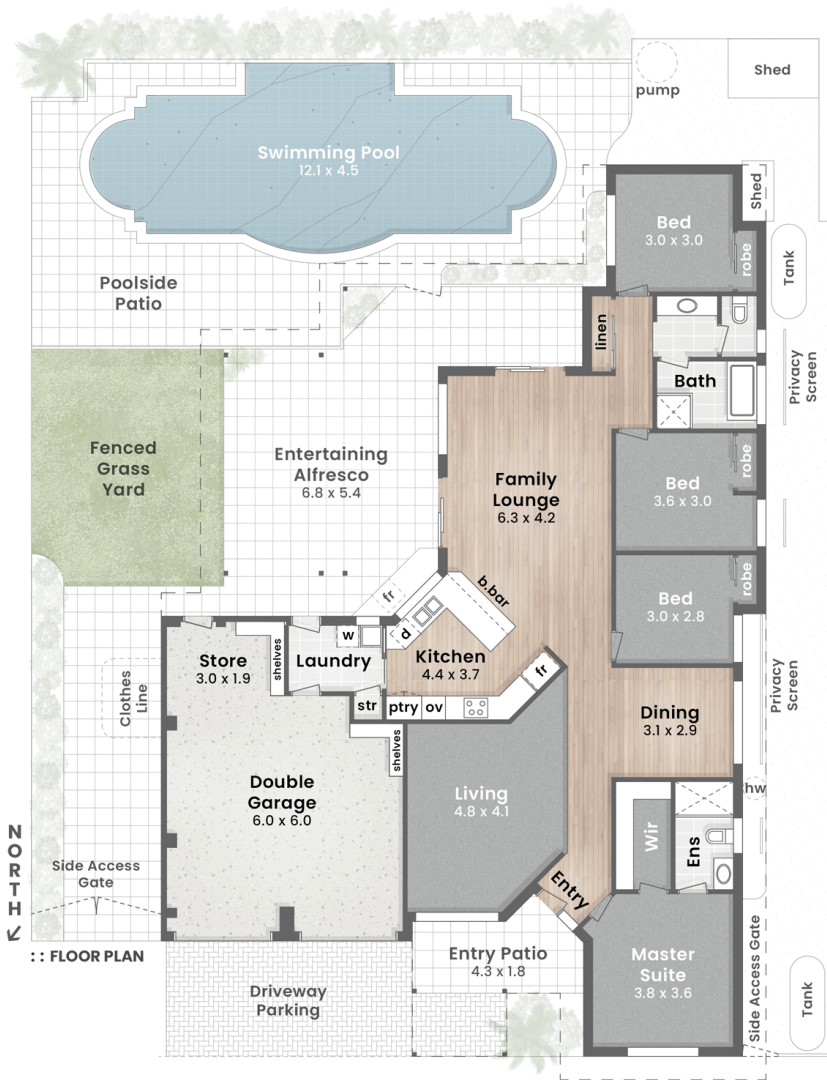
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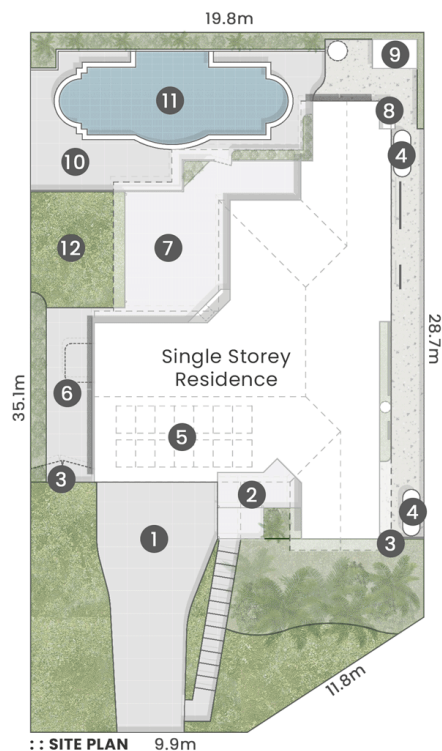
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- LEGEND**
- 1. Driveway Parking | 2. Entry Patio
 - 3. Side Access Gates | 4. Water Tanks
 - 5. PV Solar Panels | 6. Drying Court
 - 7. Entertaining Alfresco | 8. Garden Shed (1.5 x 0.8)
 - 9. Garden Shed (2.3 x 1.5) | 10. Poolside Patio
 - 11. Swimming Pool | 12. Fenced Grass Yard



ANDREE PLACE

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16 Andree Place
WISHART

Internal 204m² | Alfresco & Entry Patio 59m² | Total 263m²

678m² 4 Bed 2 Bath 2 Car + Off-Street

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