



## Wishart, 18 Malmrose Street

SOLD BY KOS COMINO & ERFAN BABAIE

Falling inside the coveted Mansfield State High catchment and a short walk to Wishart State School and buses bound for Westfield Mt Gravatt, this fully refurbished classic weatherboard home also boasts self-contained living up and down, making it ideal for buyers with live-in in-laws or adult kids.

### Highlights:

- Substantial flat block of 546m2 with grassy, playfriendly yards front and back
- Up: all-new kitchen & bathroom, solid timber floors through 3 beds, living/dining & meals
- Down: big hybrid floored living space, new kitchenette, separate MPR, full bathroom
- 11m2 (approx.) covered timber deck off upper meals area, discreet laundry in kitchenette
- All beds + MPR with storage, single garage + sail shade over front drive

The renovations to this character home have done wonders, seamlessly blending original features with contemporary fittings. A great example is where the solid timber floorboards



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**SOLD**

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3 

2 

1 

**For Sale**  
Please Call

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[ljhooker.com.au/B2XQF4R](http://ljhooker.com.au/B2XQF4R)

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spanning the air-conditioned upper living/meals area and bedrooms, meet with new hybrid flooring in a modern kitchen with handle free cabinets, tiled splashbacks, induction cooker, stylish tapware and twin sink.

The 3 upstairs bedrooms all have lovely big windows for natural ventilation, along with generous closet space, and ceiling fans, one with a bonus A/C. The meals area beside the kitchen is another top spot for catching cooling breezes with a screened slider extending it onto a spacious covered timber deck with stairs to the backyard.

The durable composite timber flooring option has also been used through the updated lower level, connecting the new kitchenette with an adjacent open space that would work well as a lounge area for long-stay in-laws, and a multi-purpose/potential bedroom nearby.

Each floor has a full bathroom, the upstairs one completely remodelled with luxe full-height tiling, frameless glass rainshower with storage niche, and a big mirror over its twin vanity. Below, the bathroom is fully self-contained with a corner shower, the look a little different with kitkat tiling up the walls, contrasting with a square-set floor layout

Extra features to entice include solar panels, a deep storage alcove at the back of the single garage, and a big sail shade over the front drive offering protection for 2 more vehicles.

The location is also a winner with Wishart State School only 450m from the front door, about the same distance to hail a bus to get to nearby MSHS or west to Westfield Mt Gravatt. By car you can reach Westfield, Mt Gravatt Plaza and the onramp to the Gateway Motorway in about 6 minutes.

If you're among the many chasing modern surroundings and dual living versatility, this is a must-see.

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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>	B2XQF4R
<b>Property Type</b>	House
<b>Land Area</b>	546 m2
<b>Including</b>	Air Conditioning Toilets (2) Deck Dishwasher Built-in-Robes Fully Fenced

### **Kosma Comino 0438 365 222**

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

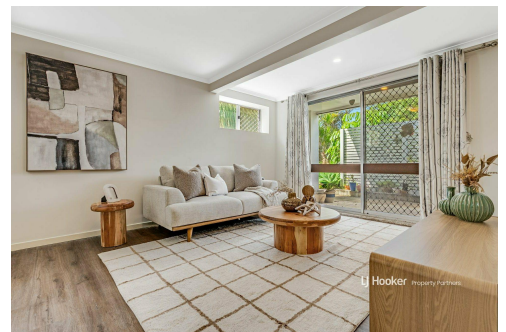
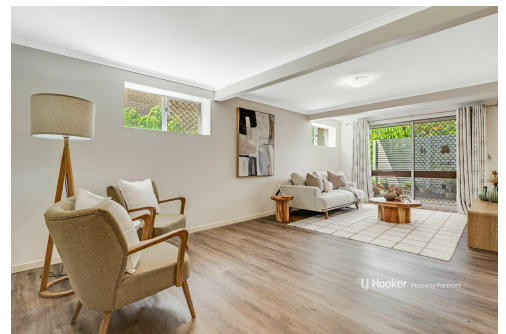
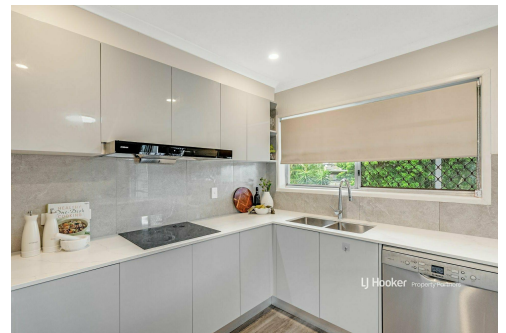
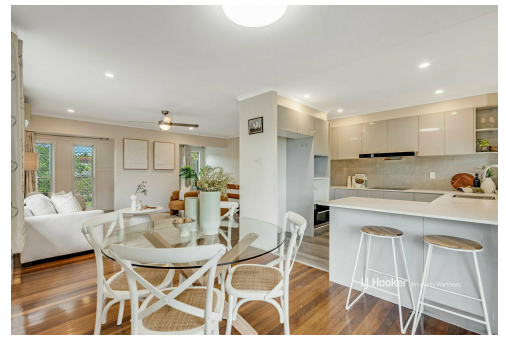
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18  
Malmrose Street

**WISHART**

-  546m<sup>2</sup>
-  3 Bed + 2 MPR
-  2 Bath
-  1 Car + Off-Street

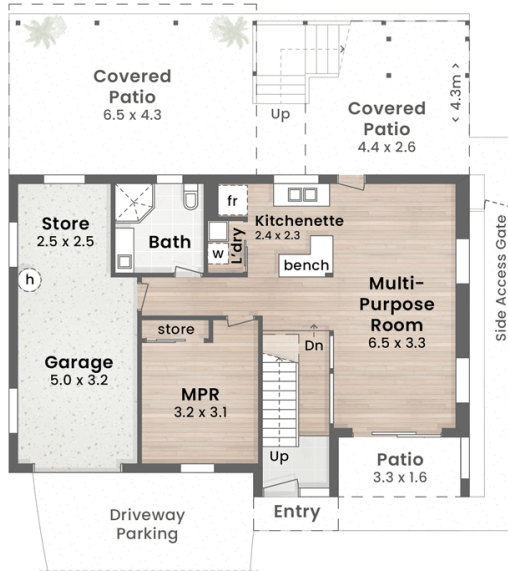
Upper Internal 98m<sup>2</sup>  
Lower Internal 95m<sup>2</sup>  
Deck & Patios 67m<sup>2</sup>  
**Total 260m<sup>2</sup>**



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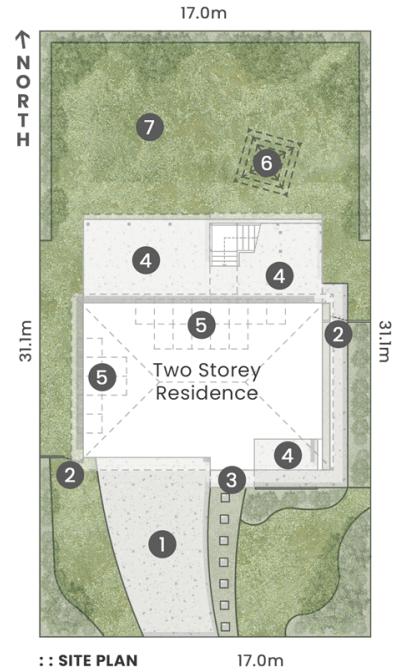
:: FIRST FLOOR



:: GROUND FLOOR

**LEGEND**

- 1. Driveway Parking | 2. Side Access Gates
- 3. Entry Porch | 4. Covered Patios
- 5. PV Solar Panels | 6. Hills Hoist
- 7. Fenced Grass Yard



:: SITE PLAN

MALMROSE STREET