

278 Ham Road, Wishart

## Architectural Brilliance in Mansfield's Top School Catchment

Bold, contemporary and masterfully executed, this brand-new double-storey home delivers architectural distinction, elevated finishes and intelligent family zoning in one of Wishart's most tightly held pockets.

### Top 5 Features at a Glance:

1. Brand-new architect-designed residence within Mansfield State High catchment, set on a private access driveway.
2. 5 genuine bedrooms including two ensuites (upstairs master + downstairs guest suite).
3. Striking void entry with floating timber and glass staircase statement.
4. Designer gourmet kitchen with full Robam appliance suite and butler's pantry.
5. Fully fenced with acoustic glazing and remote-controlled electric gate for enhanced security.

Set on a generous allotment, the home has been enhanced with considered security and comfort inclusions, including electric front entry access, acoustic fencing, remote gate access and a double

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### FOR SALE

Submit offers

### VIEW

Sat 23rd May @ 1:00PM - 1:30PM

### AGENTS

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### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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remote garage with storage. From the moment you arrive, it conveys quiet confidence - sophisticated, secure and impeccably resolved.

Inside, a soaring void creates an immediate sense of scale and architectural drama. The floating staircase, with timber treads framed by glass and black steel, reads as both sculptural and structural, anchoring the entry with understated impact. Large-format stone tiles flow throughout the lower level, seamlessly connecting expansive living and dining zones in a palette of restrained luxury.

The gourmet kitchen is a statement in design and performance. Centred around a waterfall-edge island with integrated wine storage, it features a full suite of Robam appliances including induction cooktop, steam oven, secondary oven, integrated dishwasher and powerful rangehood. A well-appointed butler's pantry with additional sink and extensive cabinetry ensures effortless entertaining.

A ground-floor guest suite complete with walk-in robe and private ensuite featuring rain-head shower provides flexibility for extended family or multigenerational living.

Upstairs, a bridge-style hallway overlooks the void below, leading to four additional bedrooms - each appointed with built-in desks and robes - and a spacious family retreat. This upper-level living area is complemented by a wet bar and a large picture window capturing elevated suburban outlooks with distant city glimpses, offering a relaxed yet polished secondary entertaining space.

The master suite is impressively scaled, featuring a private balcony, an expansive walk-in robe with custom joinery, and a luxurious ensuite with freestanding bathtub, dual vanities and oversized rain-head shower - a true private sanctuary designed for retreat.

Outdoors, a striking undercover alfresco sits opposite the foyer beneath a dramatic double-height ceiling. Stone-look tiles extend seamlessly from the interior, reinforcing the home's cohesive design language, while landscaped surrounds provide a refined, low-maintenance setting. Artificial turf with a subtle golf-inspired putting area adds a distinctive lifestyle touch to the front yard.

**Additional Features Include:**

- Ducted air-conditioning with 8-zone control
- Security alarm and intercom system
- Double remote garage with built-in cabinetry
- Dedicated laundry with extensive storage and external access
- High ceilings and architectural void design
- Approx. 343m<sup>2</sup> internal floor area

Positioned on the border of Wishart and Mansfield and within walking distance to Mansfield State High School, this brand new residence represents a rare opportunity to secure architectural quality within one of Brisbane's most sought-after educational catchments.

Homes of this calibre, scale and execution are seldom offered.

Contact Alex Fan today to arrange your private inspection or register your interest for auction.

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Fans Real Estate Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker  
Property Partners  
ABN 74 512 885 661 / 21 107 068 020

## MORE DETAILS

Property ID B41MF4R  
Property Type House  
Land Area 763 m2  
Including Air Conditioning  
Ducted Cooling  
Ducted Heating  
Toilets (1)  
Alarm  
Intercom  
Courtyard  
Balcony  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Fully Fenced  
Remote Garage

### Alex Fan 0451 106 888

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### Kosma Comino 0438 365 222

Partner & Agent/Independent Contractor |  
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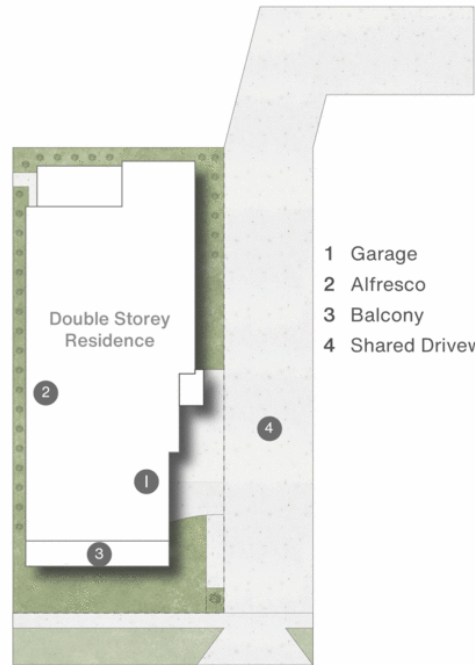




GROUND FLOOR



FIRST FLOOR



- 1 Garage
- 2 Alfresco
- 3 Balcony
- 4 Shared Driveway

Ham Road



278 Ham Road WISHART

5 | 3 | 2 | 388.8m<sup>2</sup> | 763m<sup>2</sup>

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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