



## Wishart, 3 Conrad Place

SOLD BY KOS COMINO

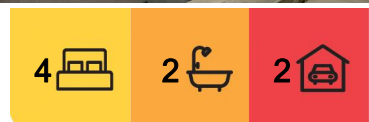
In a delightfully serene, low-traffic cul-de-sac - strolling distance to bus stops and parks and only a 3-minute drive to all the action at Westfield Mt Gravatt, this renovated four-bedroom lowset boasts an abundance of living space, both indoors and out, and ready for every season.

### Highlights:

- Spacious central kitchen with heaps of storage, a gas cooker, double sink
- Carpeted formal lounge & dining one side, a tiled casual meals area & family room the other
- Big covered entertaining area off both the dining and family rooms - close to 26m2 in size
- Stylish white plantation shutters; A/C and fans in the living areas + the master bedroom
- Expansive manicured lawns out front as well as in the fully fenced rear yard



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

What will strike you on arrival at 3 Conrad Place is the privacy enjoyed by this well-maintained brick property. Sitting well back from what is already a tranquil street, the home is buffered from any activity by a large tract of turf and hedged garden beds. We also love the 'crazy patterned' stone driveway that meanders up to a remote entry double garage.

The interior design facilitates maximum flow through its many living areas, all of which radiate from a cook's kitchen with a gas stove top, wall-mounted oven, and handy dining bar.

The formal lounge and its adjoining dining room are plush carpeted with chic white plantation shutters stretching across their full-height window banks. In contrast, the open plan kitchen, casual meals area, and family room is durably tiled to aid regular cleaning through this busy hub.

Screened sliders from both the dining and family room open onto a large alfresco entertaining area overlooking a grassy private yard where a few tall palm trees sway along the fence line. These dual access points allow in welcome breezes through summer, or you can just turn on a ceiling fan or crank up the A/C units if you need a quick burst of cool or a hit of warmth through winter.

The four bedrooms run in a clean line down one side, with the larger master branching off the entry foyer and sporting both a walk-in wardrobe and ensuite. The other rooms have built-in robes and share a main bathroom with shower, bath and separate toilet.

Elsewhere, there's a generous laundry with a big linen press along one wall and access to the yard and line, and a small garden shed - perfect for housing your mower which is pretty much all you'll need to keep things in check outdoors!

From here, it's only a 2-minute walk to catch buses along Delavan Road where you'll also find the entry into the nearest parkland running along Bulimba Creek. By car, every amenity is also only minutes away: Westfield Mt Gravatt (3 minutes), Upper Mt Gravatt State School, and MacGregor State High (both 6), and the Gateway Motorway (9).

Start an exciting new chapter for your family in this well-loved lowset in an ace location.

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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>	B205F4R
<b>Property Type</b>	House
<b>Land Area</b>	693 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Alarm Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

### Kosma Comino 0438 365 222

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

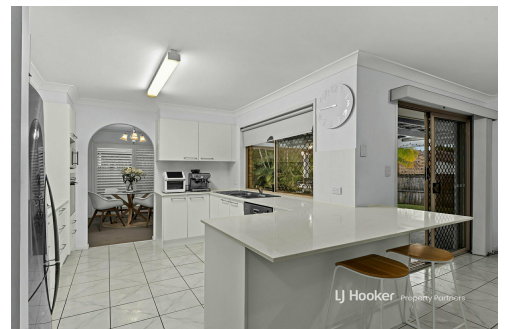
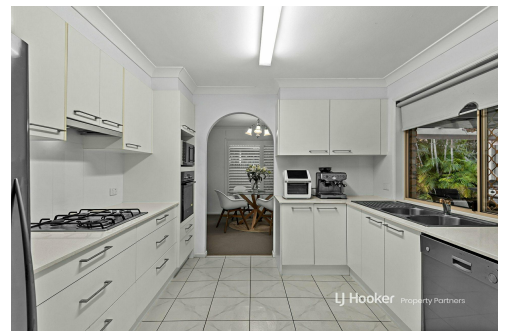
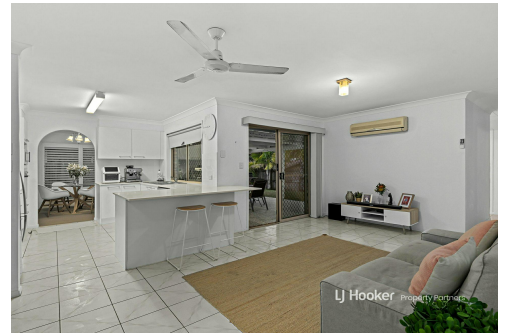
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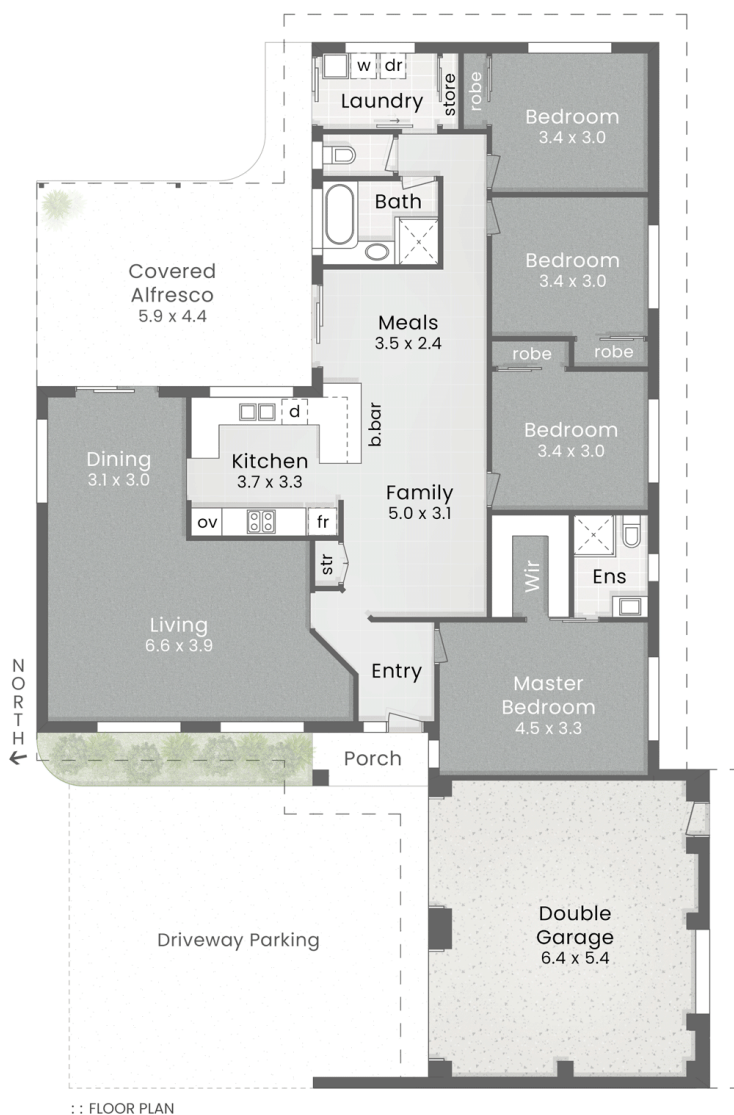
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#### LEGEND

- 1. Driveway Parking
- 2. Entry Porch
- 3. Side Gate Access
- 4. Covered Alfresco
- 5. PV Solar Panels
- 6. Fenced Grass Yard
- 7. Garden Shed



3 Conrad Place WISHART

693m<sup>2</sup>

4 Bed

2 Bath

2 Car + Off-Street

Total 228m<sup>2</sup>

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