



4 Balloch Street, Wishart

TIDY HOME IN MANSFIELD & WISHART CATCHMENT

Boasting a refurbished kitchen and beautifully restored solid timber flooring, this 3-bedroom brick-veneer highset has the lion's share of upgrades under its belt, allowing you to add personal flair to any further improvements or mastermind a possible extension (STCA).

Highlights:

- Up: bright new kitchen, lounge/dining with AC, 3 beds (fans/BIRs) & the original bathroom
- Polished timber floors upstairs, a tiled laundry/storage area, MPR & single garage below
- Scope to add internal/alfresco spaces into the big lawned backyard (STCA) or relandscape
- Drive through access from garage
- 5-minute walk to Wishart State School/city-bound buses & a 7 cycle to Mansfield State High
- A 5-drive to Mt Gravatt Plaza & Westfield Mt Gravatt or walk a mere 500m to bus there

Nestled into the block's natural incline, this home locates the bulk of its internal living across a split-level upper floor. Here, polished timber floorboards span all areas bar the bathroom (shower & tub) which, while original in decor, has a pleasingly large footprint to play with if

3 1 2

FOR SALE

Please Call

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you remodel (STCA).

Other upgrades have been completed or started for you; in the kitchen, modern benchtops stretch over white cabinetry, newly tiled splashbacks provide an easy-clean surface, and a statement stainless rangehood services the combined electric cooker/oven. Elsewhere, there's finessing to be done on wall work underway in the main entry, and - if you wished - you could swap out the section of mirrored wall panelling and bedroom robes for contemporary equivalents.

Currently, both the lounge/dining and kitchen areas open onto a lengthy covered back patio overlooking the expansive lawned yard. There's potential to add to the home's living space with a rear extension, perhaps bringing a second bathroom in, or you might prefer to elevate the alfresco entertaining offering with a fancy new outdoor party hub - the options are many (STCA).

Downstairs is basic, but with more untapped development potential (STCA). As is, a big laundry/storage room with backyard access extends directly off the single garage, a tiled multi-purpose room beside it that could work as a home gym, hobby hub, or study.

If you do make further improvements here, you'll only build on what is already an exceptional proposition in a family-friendly location. Along with walking distance proximity to Wishart State School and St Catherine's Catholic Primary, it's an easy cycle for teens to Brisbane Adventist College and coveted Mansfield State High. Shopping hubs like Westfield and Mt Gravatt Plaza are a short drive, with buses running regularly from nearby stops.

So, take over the reins of this semi-renovated charmer and create a heavenly haven for your family.

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
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MORE DETAILS

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|---------------|------------------|
| Property ID | B3X0F4R |
| Property Type | House |
| Land Area | 579 m2 |
| Including | Air Conditioning |
| | Toilets (1) |
| | Balcony |
| | Built-in-Robes |
| | Fully Fenced |
| | Remote Garage |



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**4 Balloch Street
WISHART**

-  **3 Bed**
-  **1 Bath**
-  **1 Car**

Internal : 145m²**External : 13m²****Total Area : 158m²**

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

