

44 Colwyn Street, Wishart

## SOLD BY KOS COMINO & GABBY GAKINDI

Exquisitely renovated throughout and sporting a freshly painted blue & white facade, this charming highset offers up a whopping 5-bedroom footprint, with living areas up and down, and breezy, timber-decked outdoor patios at every turn!

### Highlights:

- Stunning polished timber floorboards upstairs, durable tiles through legal height lower level
- Chic kitchen with AC, moulded cabinetry, induction cooker in island dining bar, dishwasher
- Lounge & dining areas upstairs, both opening to alfresco patios, a big rumpus below
- 3 beds down (master with ensuite), 2 beds above, 2 flash new bathrooms (1 up/1 down)
- Walk to Wishart Primary (right across the street!), parks & playgrounds, city-bound buses

If you're after yesteryear charm packaged with contemporary comforts, this one should jump to the top of your 'essential viewing' list. With all the work already done to refurbish original elements like the treacle-toned solid timber floors, the external timber cladding and balustrading, there's nothing to do but move on in and enjoy these

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.

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### FOR SALE

Please Call

### AGENTS

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Gabriel Gakindi  
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### AGENCY

LJ Hooker Property Partners  
07 3344 0288

 LJ Hooker

freshly painted surrounds and a 5-star location.

Fully enclosed and importantly, at legal height, the renovated ground floor has added a further 3 bedrooms to this property, the rear master with its own ensuite, as well as a generous rumpus room, an all-new full bathroom with shower, separate toilet, and laundry!

Upstairs, the gorgeous floorboards span almost every inch, bar another showstopping renovated bathroom, this one with Moroccan-patterned tiles underfoot, subway wall tiling, a frameless glass enclosed rain shower, freestanding tub and swish vanity unit! Of the 2 bedrooms on this level, the larger has a BIR and ceiling fan.

Super-stylish, the new kitchen is another standout, its 2-toned island-dining bar echoing the external colour palette, a pair of drop pendants above, and the induction cooker front and centre. Moulded white cabinetry is in abundance and the appliances are all sparkling stainless steel.

This culinary hub is flanked by a living area that opens onto a street-facing deck, and a dining room with screen door access onto a massive, timber-decked, alfresco entertaining area (approx. 43m<sup>2</sup>) with a handy set of stairs to the grassy, fenced backyard.

While you have the convenience of Wishart Primary across the street, the zoning for coveted Mansfield State High might be the lure that proves most irresistible. From the tandem-style double side carport, this popular campus is only a 3-minute drive, while 5 will get you to Westfield Mt Gravatt, Mt Gravatt Plaza and onto the M1.

Treat your family to the quintessential Queenslander lifestyle, with all the modern trimmings.

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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 DETAILS

Property ID B3EPF4R  
Property Type House  
Land Area 539 m2  
Including Air Conditioning  
Toilets (3)  
Courtyard  
Balcony  
Deck  
Dishwasher  
Built-in-Robes  
Fully Fenced

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

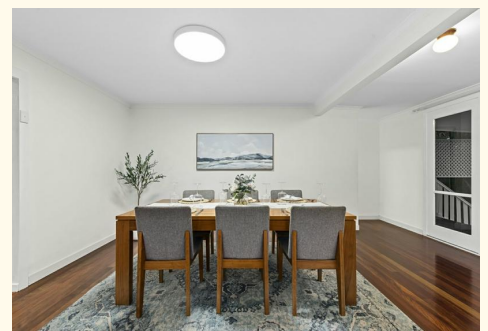
Partner & Agent/Independent Contractor |  
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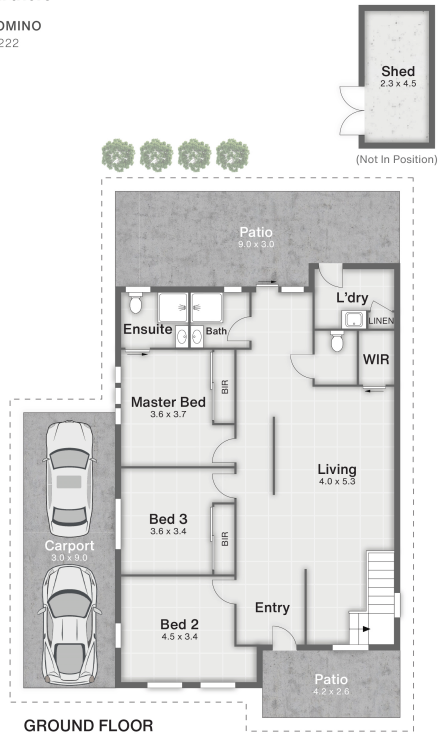
### **Gabriel Gakindi 0481 958 491**

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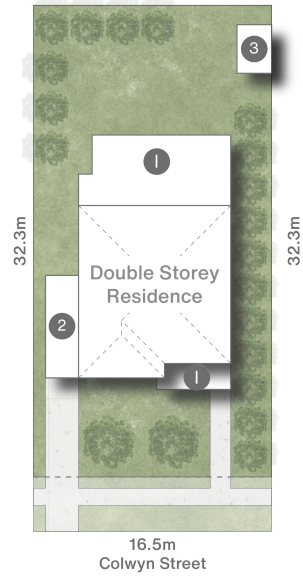
### **LJ Hooker Property Partners 07 3344 0288**

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- 1 Patio
- 2 Carport
- 3 Shed



44 Colwyn Street WISHART

5 | 3 | 2 | 325m<sup>2</sup> | 539m<sup>2</sup>



**DISCLAIMER**  
This is not a legal document; all measurements and dimensions are approximate and are subject to errors, omission or misstatement. No liability will be accepted. Plans are shown for marketing purposes only.