







47 Malmrose Street, Wishart

SOLD BY KOS COMINO & ERFAN BABAIE

This sprawling double-brick residence features a ground-floor layout meticulously designed to foster connection, centered around a light-filled open-plan living and dining sanctuary. With a substantial internal footprint, these spaces offer the rare versatility required for both grand-scale entertaining and quiet family evenings.

Highlights

- Walking distance to Wishart State School and sub-5 mins drive to Mansfield State High School
- Dual brick excellence across two levels on expansive 721m2 allotment with sparkling pool
- Five spacious bedrooms and a dedicated ground study
- Multiple living areas throughout across both floors + relaxing sunroom upstairs
- Moments from local parks and major motorways, a short stroll to convenient bus transport and shopping hubs.

Welcome to a life where every morning begins in a home bathed in natural light, situated within the prestigious dual catchment of Mansfield State High and Wishart State School. Before the school run, enjoy a coffee while basking in the upstairs sunroom, a versatile space that offers a peaceful outlook over the leafy surrounds.

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
Under Contract

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This floor is a dedicated sleeping quarters featuring five well-appointed bedrooms and a central living space for when you want to unwind away from the buzz of the ground floor.

Descend the stairs and you will find this is where life happens. Great for shepherding guests when they step through the front door, the dedicated lounge room provides a quiet space tucked away from the bustle of the kitchen and living areas.

The spacious, bright kitchen comes fully equipped with a dishwasher and an abundance of cabinetry, ensuring the home chef is never short on storage or preparation space. A standout feature is the clever breakfast bar, creating a casual transition to the adjoining meals area - the perfect spot for quick morning breakfasts or supervise homework while dinner is on the stove.

The integration of indoor and outdoor living is a hallmark of this Wishart retreat. Large glass sliding doors frame views of the private garden and sparkling in-ground pool, inviting the outside in. Whether you are relaxing in the lounge under the cool comfort of split-system air conditioning or gathering around the dining table, the floorplan maintains a constant connection to the home's outdoor oasis.

For the modern professional or the dedicated student, the home features a quiet, dedicated study on the ground floor. Strategically positioned away from the main social zones, this workspace offers the privacy needed for deep focus while remaining conveniently accessible to the rest of the home.

As the afternoon sun dips, the lifestyle truly moves outdoors. Children and pets can roam safely within the fully fenced gardens while you relax by the sparkling in-ground pool. The practicalities of modern life are effortlessly handled with three-car accommodation, a large internal storage room (and multiple storage solutions throughout), and a garden shed for the weekend hobbyist. To ensure year-round comfort and sustainability, the home is fitted with reverse-cycle air conditioning, solar panels, and a water tank.

With major motorways, local shopping hubs, and express buses all within easy reach, 47 Malmrose Street offers the solid foundation your family has been searching for.

Secure your future, contact Kos today!

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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	B4KCF4R
Property Type	House
Land Area	721 m2
Including	Air Conditioning
	Toilets (2)
	Pool
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Solar Panels
	Water Tank

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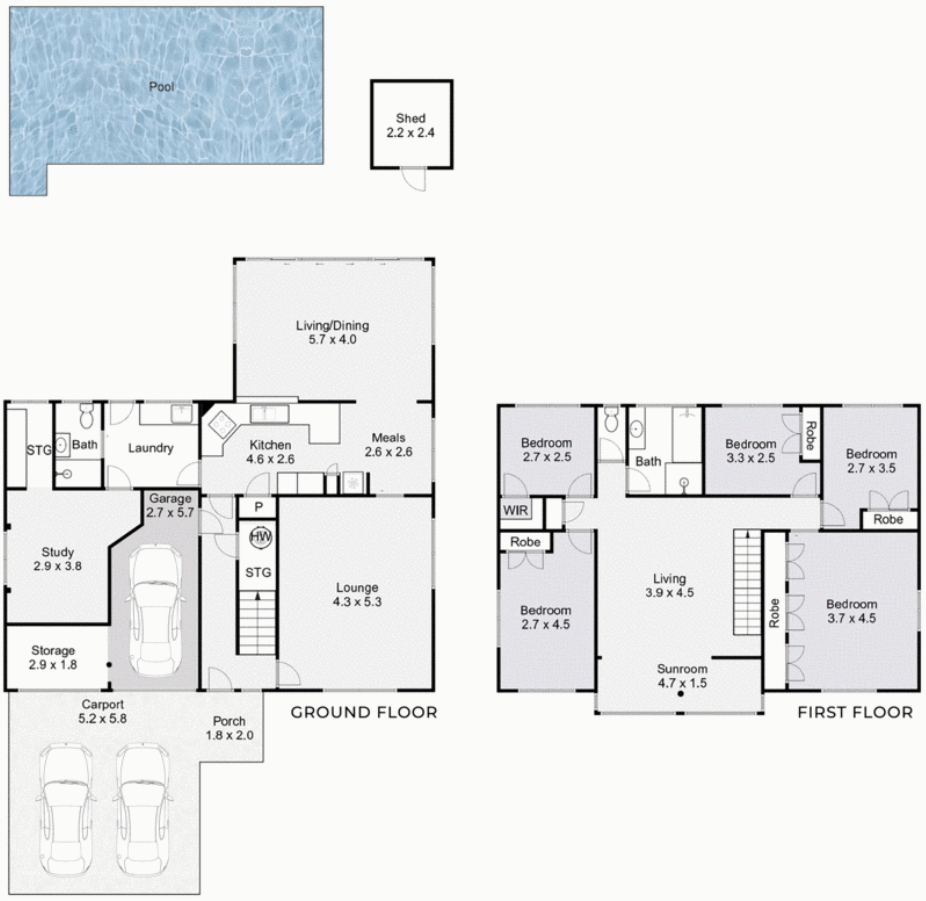
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47 Malmrose Street
WISHART

5 Bed
2 Bath
3 Car

Internal : 224m²
External : 4m²
Carport : 30m²
Shed : 5m²
Total Area : 263m²

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



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