

50 Monte Carlo Street, Wishart

## SOLD BY KOS COMINO & ERFAN BABAIE

Commanding a premier position on a flat, wide-frontage block, 50 Monte Carlo Street represents a benchmark in expansive family design. This renovated two-storey residence is a strategic lifestyle investment situated within the highly coveted Mansfield and Wishart School Catchments. Spanning a sizeable 390m<sup>2</sup> total floor plan, the home is expertly divided into two self-contained living wings, making it a genuine dual-living opportunity.

### Highlights:

- Elite Dual-School Catchment: Mansfield and Wishart School catchments.
- Genuine Duplex: Two self-contained wings (3-bed and 2-bed) under one roof.
- Incredible Parking: Four secure undercover spaces via three separate garages.
- Investment Flexibility: Live in one and rent the other, or secure dual income.
- Prime Level Block: Sprawling flat block with wide frontage close to buses, shops, and motorway access.

With a wide frontage beautifully framed by low-maintenance gardens, two crisp driveways lead to an abundance of secure parking: two

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### FOR SALE

Please Call

### AGENTS

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Erfan Babaie  
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### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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separate single garages on the left and a massive double garage on the right. This rare four-car undercover setup is a dream for large families or those looking to capitalise on the property's unique duplex design.

The primary wing is designed for spacious family life, featuring a ground floor with a U-shaped kitchen and breakfast bar, a dedicated dining room, and a comfortable living room. This level also includes a full laundry and a convenient guest toilet for daily ease. Upstairs, the retreat continues with a dedicated study nook, two generous bedrooms with built-in robes serviced by a large main bathroom, and a private master suite complete with an ensuite and a spacious walk-in robe.

The secondary wing offers complete independence with its own self-contained layout, consisting of a private lounge and a combined kitchen and dining area on the ground floor. A large laundry with a built-in powder room adds to the functionality of this wing. The upper level provides two additional bedrooms, both featuring built-in robes, and a well-appointed second bathroom to service this side of the home.

Modern comforts are integrated throughout both dwellings, including reverse cycle and split-system air conditioning, solar panels, and a water tank for eco-friendly maintenance. Outside, the massive patio serves as an entertaining oasis overlooking the level gardens.

Located in a quiet, high-quality street just moments from buses, shops, and motorway access, this is a rare chance to secure a versatile, high-utility asset in Wishart's most sought-after pocket.

For a large or multi-generational family, this home offers the perfect solution for independent living under one roof; for the savvy investor, it presents a high-yield opportunity to cash in on a dual-income stream; and for the owner-occupier, it provides the chance to move into the primary wing while renting out the secondary to help pay off the mortgage.

Contact Kos or Erfan today and come ready on auction day.

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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 B40WF4R  
Property Type House  
Land Area 662 m2  
Including Air Conditioning  
Toilets (5)  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Fully Fenced  
Remote Garage  
Solar Panels  
Water Tank

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

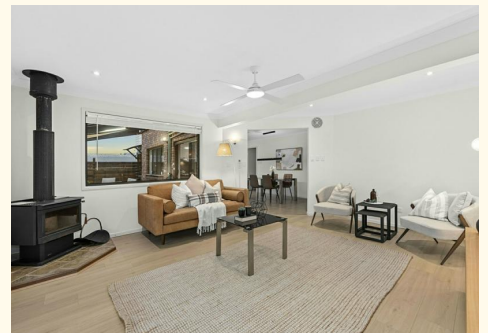
Partner & Agent/Independent Contractor |  
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### **Erfan Babaie 0481 868 871**

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50 Monte Carlo Street  
WISHART

-  5 Bed
-  3 Bath
-  4 Car

Internal : 347m<sup>2</sup>  
External : 43m<sup>2</sup>  
Total Area : 390m<sup>2</sup>

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

