



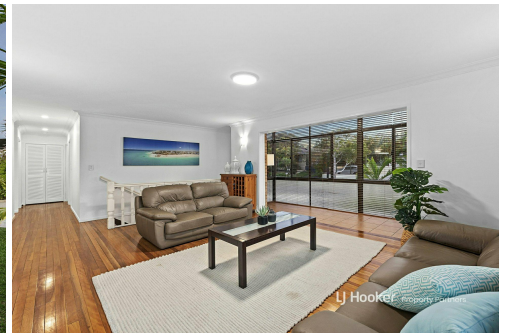
LJ Hooker Property Partners



LJ Hooker Property Partners



LJ Hooker Property Partners



LJ Hooker Property Partners

Wishart, 56 Malmrose Street

SOLD BY KOS COMINO & ERFAN BABAIE

Brimming with breezy outdoor spaces to sit back with a cool beverage and watch the world go by while the kids splash around in the pool, this solid brick highset has been craftily reimaged over its lifetime and is now a sweet family haven with loads of indoor living too.

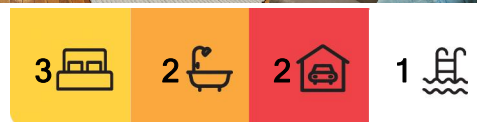
Highlights:

- Polished timber floorboards through upper family living room, dining area & chic kitchen
- Cosy carpet in the 3 upstairs beds + a bonus lounge & rumpus/gym below
- Upper living extends onto a tranquil tiled sunroom with Venetian blinds over full length glass
- Rear entertaining deck with flyover roof, paved alfresco area below, sundeck by the pool
- Electric slider over driveway, secure guest entry, sail-shaded parking for 2, big shed

Promising peace of mind with its security fencing out front, opening with the push of a button, and a spacious, light-filled interior - this is an exceptional family home inside the



Disclaimer: 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.



For Sale
Please Call

View
ljhooker.com.au/B2GHF4R

Contact
Kosma Comino
0438 365 222
kosmacomino@ljhpp.com.au

Erfan Babaie
0481 868 871
erfanbabaie@ljhpp.com.au

LJ Hooker Property Partners
07 3344 0288

catchment for Wishart State School (a 10-minute walk) and Mansfield State High, 3 by car.

A savvy downstairs renovation has rewarded the property with a swag of new social spaces, served by a self-contained bathroom. The original double garage has been converted into a carpeted rumpus that actually makes an ideal gym with its double screened sliders opening to the sail-shaded driveway. Elsewhere is a big bonus indoor entertaining space, also carpeted and with room to set up a wet bar to run drinks in and out from the paved lower patio.

Upstairs, the original timber floors are proudly on show through an all-white kitchen with dishwasher, gas cooker, twin sink, and tiled splashbacks, its adjacent dining room and an air-conditioned living area connecting to a tiled sun room. The 3 bedrooms all have carpet and BIRS, 2 with split-system AC. These share a practical main bathroom with shower and tub.

It's the outdoor spaces that truly set this place apart, starting with the gorgeous timber boardwalk running through a lush front garden and secret sunken nooks, up to a statement double door main entry. Off the dining room is a sensational rear deck with soaring flyover roof to ensure every cooling breeze can be captured.

The views from here, and the paved patio below, run straight across the above ground pool and its adjacent timber sundeck, to the leafy bushland that weaves through wonderful Wishart.

From this sweet spot, it's a 5-minute walk to bus stops, 10 to the halfcourt basketball at Berkshire Crescent Park with a smaller playground along the way, while a 5-minute drive will get you to Westfield Mt Gravatt, Wishart Village, and merging onto the M1.

Make this summer the start of a brilliant new chapter in your family story!

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
ABN 33 628 090 951 / 21 107 068 020



LJ Hooker Property Partners
07 3344 0288

Disclaimer: 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.

More About this Property

Property ID	B2GHF4R
Property Type	House
Land Area	607 m ²
Including	Air Conditioning Toilets (2) Pool Deck Dishwasher Outdoor Entertaining Workshop Built-in-Robes Fully Fenced Water Tank

Kosma Comino 0438 365 222

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

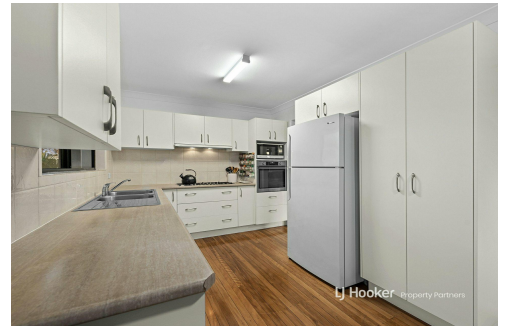
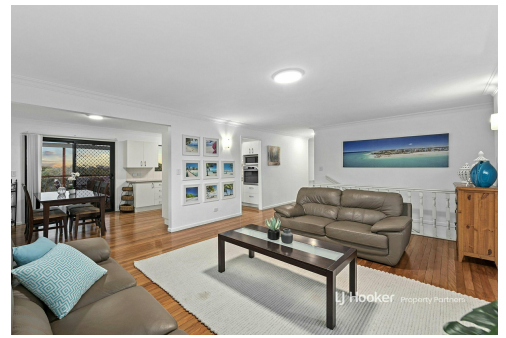
Erfan Babaie 0481 868 871

Sales Agent to Kos Comino | erfanbabaie@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109

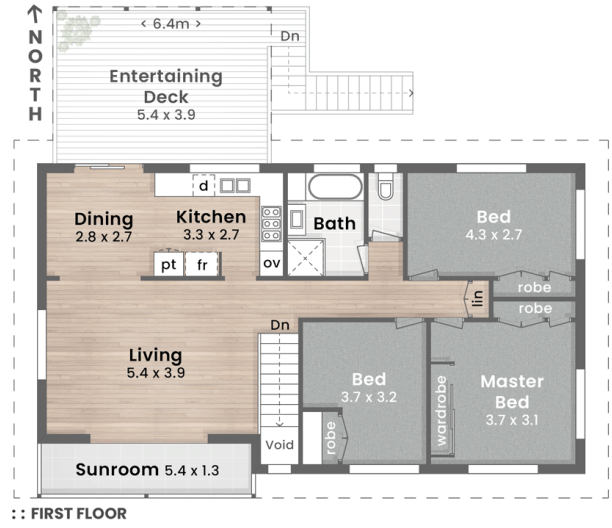
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au



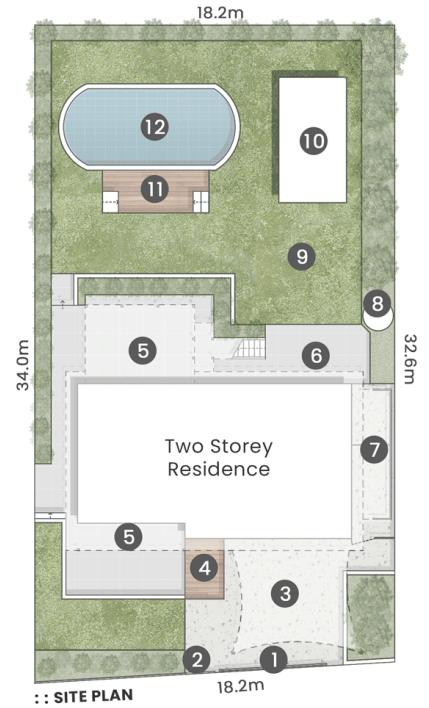
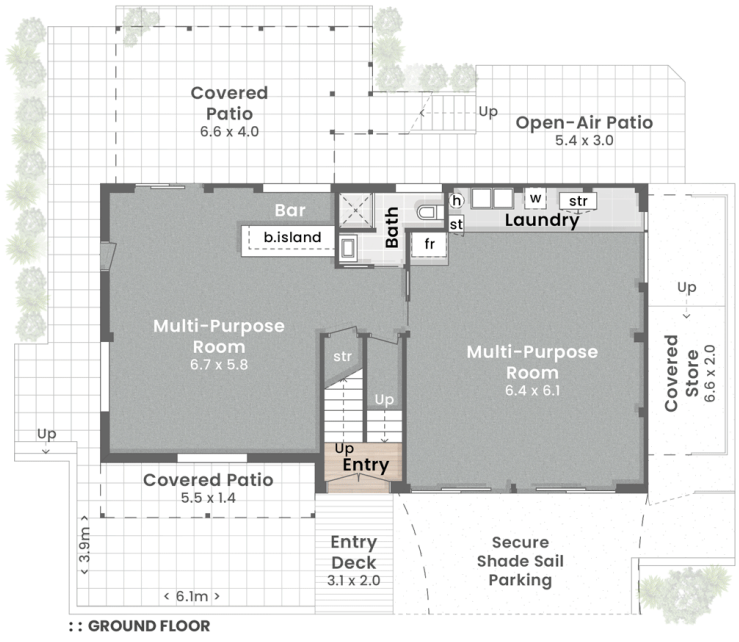
Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Property Partners
07 3344 0288

ELEVATED TREE TOPS & MOUNTAIN VIEWS



- LEGEND**
- 1. Sliding Gate (5.5m Wide) | 2. Entry Gate
 - 3. Secure Shade Sail Parking | 4. Entry Deck
 - 5. Covered Patios | 6. Open-Air Patio
 - 7. Covered Store | 8. Water Tank
 - 9. Grass Yard | 10. Workshed (Approx. 6.0 x 3.6)
 - 11. Poolside Deck | 12. Swimming Pool



MALMROSE STREET

LJ Hooker
Property Partners

56 Malmrose Street
WISHART

Internal 219m² | Entry Deck & Covered Externals 64m² | Total 283m²
Covered Store 14m²

607m²

3 Bed + 2 MPR

2 Bath

Secure Shade Sail Parking

DISCLAIMER: This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of Pure Design Concepts. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken of building design. Find out more at puredesignconcepts.com.au