



6 Kavanagh Road, Wishart

Highset Versatility in Elite Wishart & Mansfield State Catchment

In one of the most coveted pockets of Wishart is beautifully presenting highset the offers the rare level of functional, ground-floor living. Add in its elevated position and close proximity to amenities, this renovated home represents a standout opportunity for families and investors alike.

Highlights:

- Coveted Mansfield State High School and Wishart State School catchment
- Rare lower-level functionality with rumpus, multi-purpose room, third bathroom, and laundry
- Palatial master retreat with large walk-in robe, private ensuite, and direct access to the outdoor deck
- Plethora of storage solutions, including a bedroom with oversized walk-in robe and another with extensive custom shelving for display pieces
- Multi-level outdoor entertaining masterclass featuring a massive upper deck, a lower covered patio, and a private inground pool
- " Fully fenced 618m² block equipped with solar panels, a water tank,

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FOR SALE
NOW ONLY \$1,649,000+

VIEW
Sat 20th Jun @ 2:00PM - 2:30PM

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

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

AGENCY
LJ Hooker Property Partners
07 3344 0288

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Interested parties must rely solely on their own enquiries.

LJ Hooker

and a garden shed

Situated within the prestigious dual-catchment for Mansfield State High School and Wishart State School, this property secures your children's education and your long-term investment value in one of Brisbane's most resilient markets.

While most highset homes relegate the lower level to storage or basic utility, 6 Kavanagh Road transforms it into a fully integrated living sanctuary. Here, the ground floor is a powerhouse of productivity and relaxation with a massive rumpus room and a separate multi-purpose room provide the ultimate canvas for a teenager's retreat or a professional home office. Complete with a renovated third bathroom and laundry featuring direct outdoor access, this level offers potential for dual living.

Head upstairs where daily life flourishes. Bathed in natural light and cooling breezes, this floor is a testament to thoughtful highset design, combining modern style with an incredibly functional layout.

Relax and unwind in the expansive open-plan living and dining area, with polished timber floors adding a touch of timeless warmth. Large windows and a sliding glass door not only frame the district views but invite the outdoors in, creating a seamless connection to the massive entertaining deck that overlooks the pool below. Whether it's a quiet morning coffee or an entertaining friends and family, this space adapts to your lifestyle.

The contemporary kitchen is both a functional workspace and a social hub. Overlooking the meals area and the pool below, it features sleek white cabinetry with ample storage, overhead cupboards, and high-quality appliances including a built-in dishwasher. Its strategic positioning allows the cook to remain part of the conversation whether guests are in the dining room or out on the deck.

The master suite is truly palatial, offering an expansive footprint that includes a large walk-in robe and a private ensuite. In a rare design touch for highset homes, the master also enjoys direct access to the outdoor deck, allowing you to step straight out and enjoy the morning breeze.

The additional bedrooms are equally impressive in their functionality. One guest bedroom features its own oversized walk-in robe, providing an abundance of storage rarely seen in secondary rooms. Another bedroom has been thoughtfully enhanced with extensive shelving, making it the perfect space for a professional home office or a library to showcase prized display pieces. These rooms are serviced by a centrally located family bathroom that includes a separate shower and bathtub.

Outside, the property is a masterclass in Queensland entertaining. Whether hosting on the sprawling upper balcony or relaxing in the lower covered area by the private inground pool, the lifestyle options are endless. The fully fenced grounds are complete with a garden, shed, water tank, and solar panels to ensure sustainable, low-maintenance living.

This is definitely a must-see! Contact Kos today for register your interest.

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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	B4K4F4R
Property Type	House
Land Area	618 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (3)
	Pool
	Balcony
	Deck
	Dishwasher
	Built-in-Robes
	Fully Fenced
	Remote Garage
	Solar Panels
	Water Tank

Kosma Comino 0438 365 222

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

Erfan Babaie 0481 868 871

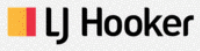
Executive Agent & Auctioneer | erfanbabaie@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au



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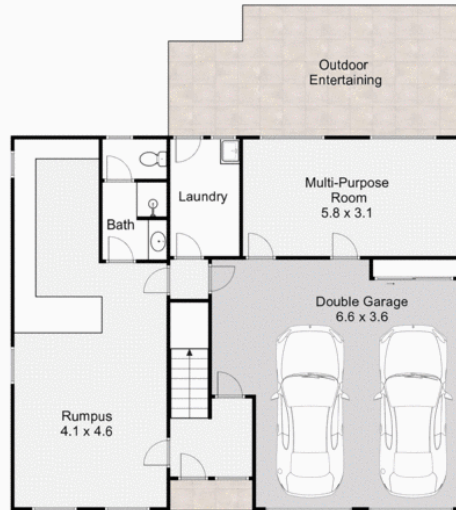


6 Kavanagh Road
WISHART

- 4 Bed
- 3 Bath
- 2 Car

Internal : 259m²
External : 54m²
Total Area : 313m²

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



GROUND FLOOR



FIRST FLOOR