

6 Snowbird Place, Wishart

## Top-Tier Education, Top-Tier Living in Renovated Cul-de-Sac Retreat

Tucked at the very end of a peaceful, tree-lined cul-de-sac, 6 Snowbird Place offers the rare luxury of absolute suburban silence without sacrificing urban connection. This isn't just a renovated house; it's a high-side sanctuary sitting on a sprawling, flat 721sqm block--a canvas for backyard cricket, summer BBQs, and safe, sun-drenched play.

For families, the location is the ultimate "ace in the hole," falling squarely within the elite Mansfield State High School catchment, ensuring a world-class education is just minutes from your front door.

### Highlights:

- Elite schooling guaranteed in Mansfield State High School catchment
- Refreshed family home with new paint and minor improvements throughout
- 3 Living areas with rare flexibility with separate lounge, family, and rumpus rooms
- 4 Bedrooms + Study: Including a private master retreat with a sun-

4 2 2

### AUCTION

Sat 28th Feb @ 11:30AM

### VIEW

Sat 21st Feb @ 11:00AM - 11:30AM

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.



- drenched bay window, ensuite, and large walk-in robe
- Secure 721sqm flat block with double remote garage

Inside, the home unfolds with a sense of deliberate space and effortless flow. The heart of the residence is the beautiful kitchen, where sleek stone-look benches and modern appliances overlook the family room, allowing you to prep dinner while keeping an eye on the kids.

With three distinct living zones, including a formal lounge and a massive separate rumpus room, there is a corner for every mood, whether it's a quiet movie night or a boisterous gathering with friends.

The master suite serves as a private wing, boasting an ensuite and sun-soaked north-facing bay window that makes for the perfect reading nook, while the dedicated separate study ensures your "work-from-home" life remains completely undisturbed.

The transition to outdoor living is seamless, leading you to a sprawling covered alfresco area designed for the quintessential Queensland lifestyle. Whether you're hosting a large family celebration or enjoying a quiet evening drink, this sheltered space offers a perfect vantage point to watch the kids play across the expansive, level lawn. The sheer scale of the flat backyard is a rare find in Wishart, offering a private, fully-fenced arena for pets to roam and gardeners to create their own tropical oasis.

Life here is defined by convenience. When you aren't relaxing in your air-conditioned retreat, you're only a short stroll from city-bound buses and leafy parklands, or a five-minute drive from the retail mecca of Westfield Mt Gravatt. With easy motorway access to the CBD and the coast, this home offers a lifestyle of "no compromises"--a lovely family haven where the quiet of a cul-de-sac meets the prestige of Mansfield's school zone.

Don't let this one fly away. Experience the perfect blend of quiet suburban living and modern convenience at 6 Snowbird Place. Contact Kos today for more information.

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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	B3Y9F4R
Property Type	House
Land Area	721 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

**Kosma Comino 0438 365 222**

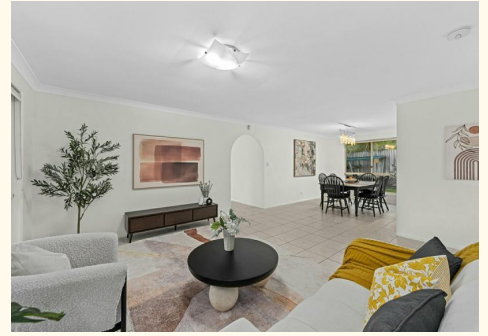
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## 6 Snowbird Place WISHART

 4 Bed  
 2 Bath  
 2 Car

Internal : 207m<sup>2</sup>  
 External : 39m<sup>2</sup>  
 Shed : 8m<sup>2</sup>  
 Total Area : 254m<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

