








# Wishart, 9 Westminster Way

## SOLD BY KOSMA COMINO

4 2 2

**For Sale**
Please Call

**View**
ljhooker.com.au/B1VXF4R

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Nestled within the elite Mansfield High and Wishart Primary school catchments, this charming, classic brick lowset offers a refined lifestyle on a sprawling, elevated 700 sqm block. Boasting a wide picturesque frontage, an ideal northerly aspect, and convenient side access, this semi-renovated home presents a spacious modern interior. With a neat original kitchen and expansive patio, this residence accommodates comfort and style effortlessly. Featuring four well-appointed bedrooms, three equipped with air conditioners, and a master suite with a pristine ensuite and walk-in robe, this home is within easy reach of essential amenities including buses, shops, parks, and major motorways, placing everything you need at your fingertips.

Quick Overview:

- Located within top Mansfield High and Wishart Primary school catchments.
- Charming, classic brick lowset on a large, elevated 700 sqm block with wide picturesque

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**07 3344 0288**

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frontage, ideal northerly aspect and handy side access.
- Semi-renovated with a spacious modern interior, original kitchen, and expansive patio.
- Four bedrooms with built-in robes; three with air conditioning, master with ensuite and walk-in robe.
- Conveniently close to transport, shopping, parks, and major motorways.

Ideal for families seeking convenience and leisure, this home is a stone's throw from lush parklands, local buses, and childcare facilities, ensuring a thriving environment for young families. Both Mansfield High and Wishart Primary are minutes away, providing top-tier public education. A short drive leads you to local shops and Westfield Mt Gravatt, offering a plethora of fine dining options, designer shopping, and endless entertainment. This location also promises swift access to major motorways, facilitating easy commutes to the city or scenic drives to the coast.

- 120 m to Wishart Community Park
- 650 m to the nearest bus stop
- 1.5 km to Goodstart Early Learning Wishart
- 2.1 km to Westfield Mt Gravatt
- 2.2 km to Wishart State School
- 2.2 km to Wishart Shopping Village
- 2.5 km to Mansfield State High School

Tucked away in a quiet pocket, the home's classic brick facade proudly sits atop its elevated frontage. The 700 sqm block, with its ideal northerly aspect and handy side access, features a lengthy driveway leading to a double garage that provides drive-through access to the backyard, enhancing parking possibilities.

Inside, the home's spacious interior shines, semi-renovated and illuminated by plenty of natural light. A large combined formal lounge and dining area features a charming bay window, ceiling fan, and trendy timber floors--perfect for hosting gatherings or relaxing evenings. A timber-floored family room, fitted with an air conditioner, offers a cosy setting for casual entertainment or family time.

Adjacent to the family room, the neat original kitchen is equipped with a breakfast bar, ample cabinetry, and bench space, ensuring culinary efficiency. Complete with electric appliances and a dishwasher, it's ready to cater to family meals and entertaining needs.

Step outside to discover a vast patio, offering abundant space for alfresco dining, weekend barbecues, or simply enjoying the outdoors. The patio overlooks a spacious, fenced backyard, perfect for pets and children to play safely.

Back inside, four sizable bedrooms feature stylish timber floors and built-in robes; three include air conditioners for comfort during warm nights. The air-conditioned master suite boasts a walk-in robe and a pristine ensuite, while an immaculate original shared bathroom and separate water closet serve the additional bedrooms.

This home also includes a water tank and a shed for extra storage and utility.

This impeccable home merges classic charm with modern living, set in a coveted location. Don't miss your chance to experience a perfect family lifestyle in Wishart. Contact Kosma

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Comino today to schedule your viewing and step into your new life.

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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 About this Property

| | |
|---|---|
| **Property ID** | B1VXF4R |
| **Property Type** | House |
| **Land Area** | 700 m² |
| **Including** | Air Conditioning<br>Toilets (2)<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes<br>Fully Fenced<br>Remote Garage<br>Water Tank |

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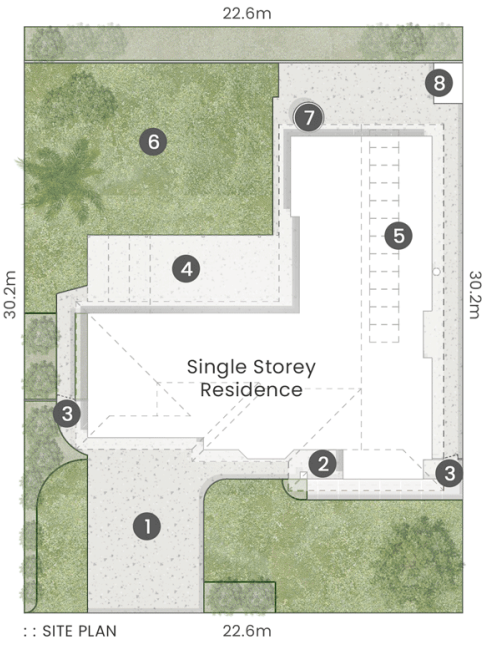
: : FLOOR PLAN

LEGEND

1. Driveway Parking | 2. Entry Porch
3. Side Gate Access | 4. Covered Alfresco
5. PV Solar Panels | 6. Grass Yard
7. Water Tanks | 8. Garden Shed




: : SITE PLAN

22.6m

WESTMINSTER WAY

**9 Westminster Way WISHART** | 700m² | 4 Bed | 2 Bath | 2 Car + Off-Street

**Total 240m²**

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