

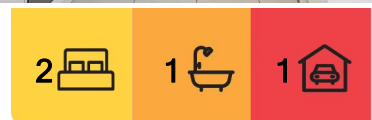
## Wishart, 11/10 Adrian Place

### Stylish Townhouse in Prime Mansfield High Catchment

This beautifully presented townhouse is the perfect first home or investment opportunity. Positioned in a tightly held, well-maintained complex and just a five-minute walk to Mansfield State High School, opportunities like this don't come often-act quickly!

Downstairs features a spacious and light-filled layout, including a separate lounge, open-plan dining area, and a large kitchen equipped with a brand new stove and dishwasher. Additional conveniences include a separate laundry, guest powder room, and covered front and rear entrances-plus internal access to a remote-controlled single garage with built-in storage. Step outside to a flat, fully fenced courtyard complete with low-maintenance timber decking-ideal for entertaining or relaxing in privacy.

Upstairs, you'll find two generously sized bedrooms with built-in wardrobes and a well-appointed main bathroom, featuring a separate shower and a charming claw-foot bathtub.



**For Sale**  
Interest Over \$699,000

**View**  
By Appointment

**Contact**  
**Neil Cowan**  
0432 468 439  
ncowan.shailerpark@ljhooker.com.au  
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**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 Shailer Park**  
(07) 3102 0829



Ready to move in and enjoy immediately, this home also gives you access to resort-style amenities within the complex, including a full-sized tennis court, sparkling inground pool, on-site management, and a secure gated entry. The location is unbeatable-close to top schools, major highways, and just minutes from Westfield Garden City.

Features include:

- \* Split system air conditioning to living and dining areas
- \* Stylish timber floors throughout
- \* Claw-foot bathtub in the main bathroom
- \* Remote-controlled garage with internal access
- \* Ground-level powder room
- \* Inground swimming pool
- \* Tennis court
- \*Rental Appraisal \$680pw
- \*Body Corp is \$5065 per year
- \*Sinking fund Balance is \$220,0000

Disclaimer: We have in preparing this disclosure used our best endeavours to ensure that the information contained herein is true and accurate. No responsibility will be accepted for any and all liability in respect of errors, omissions, Photos, inaccuracies or misstatements. Tenants are responsible to carry out their own research.

\*\*\*Please note, we use LJ Hooker Assist for utility connections. This is a free service and you are not obliged to use them however they will contact you regarding your utility connections prior to the lease commencing. Should you not wish to use this service, just let them know when they contact you\*\*\*\*



## More About this Property

Property ID	66EHVG
Property Type	Townhouse
House Size	92 m2
Land Area	135 m2

**Neil Cowan 0432 468 439**

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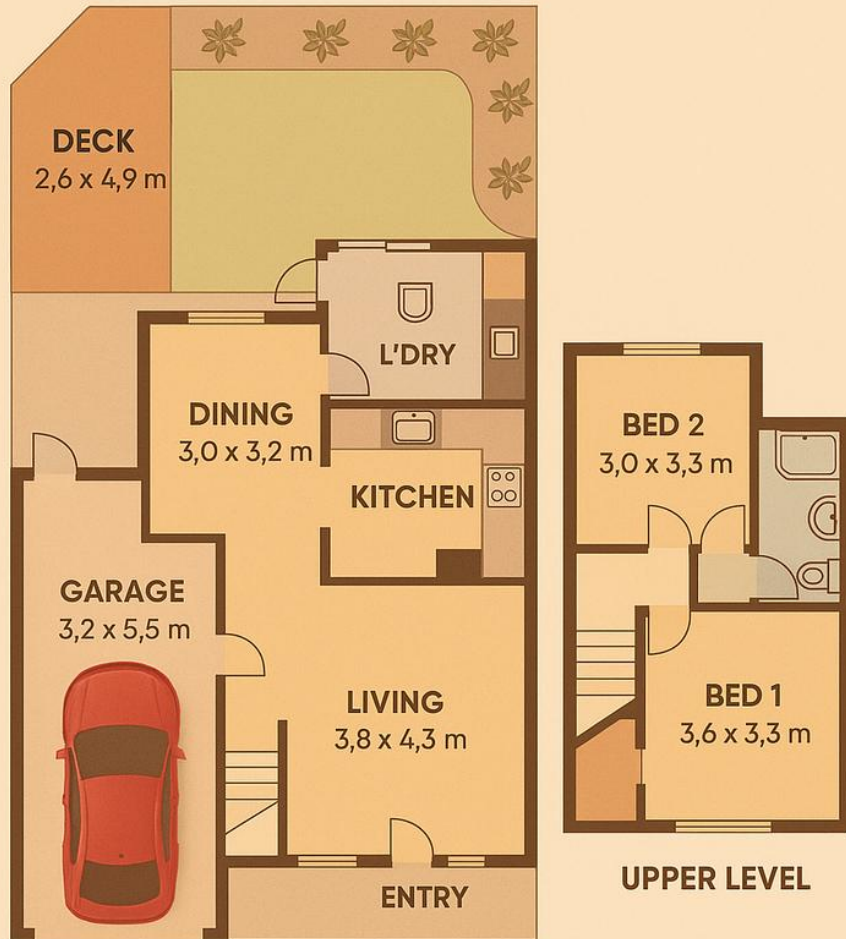
2/3 Mandew Street, SHAILER PARK QLD 4128

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PLANS SHOWN ONLY INDICATIVE OF LAYOUT, DIMENSIONS ARE APPROXIMATE

internal	06sqm
upper	35sqm
total	101sqm

**11-10 ADRIAN PLACE**



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