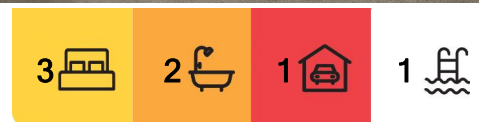


Wishart, 35/15 Erindale Close

SOLD BY KOSMA COMINO & ERFAN BABAIE



Part of a good complex with a communal pool and tennis court, this bright and breezy 2-bedroom townhouse is zoned for Mansfield State/State High Schools and would make a fab first home or lucrative investment acquisition.

Highlights:

- Carpeted open-plan living/dining with AC, screened slider to grassy fenced backyard
- Big tiled kitchen with generous storage, double sink, dishwasher, electric cooker
- 3 carpeted beds above, 2 with private balconies - master also has a WIR and ensuite
- Full bathroom upstairs with shower/bath combo, powder room below beside laundry
- 15-minute walk to Mansfield State Schools and only 10 to Berkshire Crescent Park

A star feature of this brick-built townhouse is that it can capture cooling natural breezes - minus unwelcome winged guests - simply by opening screened glass doors located at both ends of each floor.



For Sale
Please Call

View
ljhooker.com.au/B2U6F4R

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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.

Downstairs, the front door opens into a small tiled entry foyer flowing into a carpeted combined living/dining room with adjacent tiled kitchen. While this social hub is air-conditioned, you can create no-cost cross ventilation by simply switching the front door and the slider to the back patio and grassy backyard - to their screened setting!

Equally, there are screened sliders to private balconies off 2 of the carpeted upstairs bedrooms, one of these being the master which also sports a WIR and ensuite. The other rooms share a full bathroom with space saving shower over bath combo, and there's a handy powder room below beside the laundry.

As a first home or stress-free investment, this place presents an appealing case with its lock and leave lay-out, use of a pool and tennis court maintained on your behalf, the prize zoning for Mansfield State School and its big sister, Mansfield State High - both walkable, and easy drives from the single garage to Wishart Village (4 minutes), Gateway onramp (5) and Westfield Mt Gravatt (7).

This winner will get scooped out of the property pool on auction day, so be ready with your offers.

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

More About this Property

Property ID	B2U6F4R
Property Type	Townhouse
Land Area	137 m2
Including	Air Conditioning Toilets (3) Pool Tennis Court Dishwasher Built-in-Robes Fully Fenced Remote Garage

Kosma Comino 0438 365 222

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

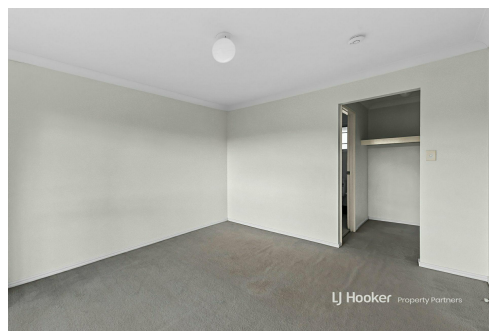
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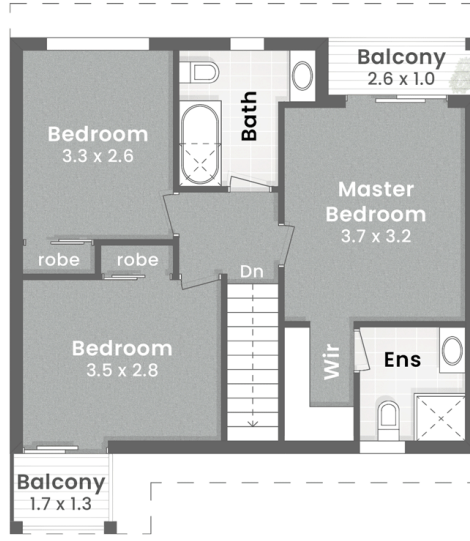
25 Pinelands Road, SUNNYBANK HILLS QLD 4109

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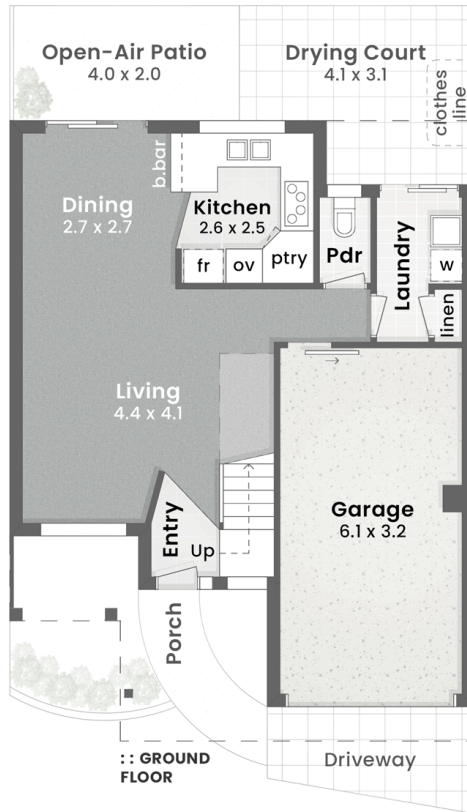


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:: FIRST FLOOR



:: GROUND FLOOR

- LEGEND**
- 1. Driveway | 2. Entry Porch
 - 3. Clothes Line | 4. Drying Court
 - 5. Open-Air Patio | 6. Fenced Grass Yard
 - 7. Gate Access To Complex Garden



:: SITE PLAN

DRIVEWAY ACCESS TO
ERINDALE CLOSE

ERINDALE
35/15
Erindale Close

WISHART

- 3 Bed
- 2 Bath + Powder
- 1 Car

Internal 120m²
 Covered Externals 15m²
Total 135m²
 Open-Air Patio 8m²



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