

## Wishart, 84/28 Coora Street

SOLD BY KOS COMINO & ERFAN BABAIE

Seize the chance to own this immaculate, modern townhouse nestled in a sought-after Wishart pocket. Perfect for first-home buyers and investors alike, this pristine residence boasts a generous, air-conditioned open-plan layout, three big bedrooms, and easy access to amenities. Located within the esteemed Mansfield High catchment and just a short walk from local buses, parks, and shops, this property promises a convenient and vibrant lifestyle. With low body corporate fees and access to a partially shaded pool, this property is an ideal investment in lifestyle and location.

### Quick Highlights

- Immaculate, contemporary townhouse in excellent condition - fantastic for a first home or investment
- Spacious open-plan layout with air-conditioned living areas and three large bedrooms
- Master suite with air conditioning, walk-in robe, balcony access, and ensuite



**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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B2JSF4R](http://ljhooker.com.au/B2JSF4R)

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07 3344 0288

- Low body corporate fees and a relaxing, partially shaded onsite pool
- Prestigious Mansfield High catchment with close proximity to buses, shops, parks, and motorways

Positioned in a coveted Wishart locale, this townhouse offers impeccable accessibility and a welcoming neighbourhood atmosphere. A short stroll away, you'll find bus stops, childcare facilities, shops, and peaceful parklands, as well as the renowned Mansfield Primary and High schools. Only a quick drive away lies Westfield Mt Gravatt, filled with boutique shopping, dining options, a cinema, and even karaoke - a lively hub of leisure and convenience.

- 350 m to bus stop
- 400 m to Goodstart Early Learning Wishart
- 900 m to Wishart Shopping Village
- 1.1 km to Boorabbin Picnic Ground Park
- 1.1 km to Stackpole Street Fenced Agility Dog Park
- 1.3 km to Mansfield State High School
- 1.7 km to Mansfield State School
- 3 km to Westfield Mt Gravatt

This townhouse is set within a meticulously maintained complex featuring low body corporate fees and a partially shaded swimming pool - perfect for relaxing on warm days. The rendered exterior is pristine and surrounded by lush gardens, enhancing the appeal of the home's private entryway. A single garage provides secure parking while ensuring the residence remains tidy and organised.

Upon entry, you're greeted by a spacious, carpeted lounge area flowing seamlessly into a cosy tiled dining space. Air-conditioned and exceptionally well-kept, this inviting layout offers a perfect space for intimate gatherings, family lounging, or quiet relaxation, all while maintaining a pristine, original charm.

Opposite the dining area lies a generous, well-appointed kitchen in superb original condition. With ample bench and cupboard space, this kitchen is both spacious and inviting, complete with a breakfast bar for casual dining or socialising. A large pantry and a dishwasher add convenience, making daily meals or entertaining a breeze.

The rear sliding doors open up to an intimate, open-air terrace, ideal for evening gatherings or a quiet morning coffee. This terrace sits within an easy-care, grassy courtyard - perfect for children's play or relaxed outdoor living, and securely fenced for added peace of mind.

Head upstairs to discover three spacious, carpeted bedrooms, each featuring ceiling fans and built-in wardrobes. The master suite adds a touch of indulgence with air conditioning, a walk-in robe, balcony access, and a tidy ensuite. A neat, shared bathroom and a separate water closet offer additional convenience for busy households.

Additional Features:

- Internal laundry
- Downstairs powder room



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- Under-stairs storage within garage

This pristine townhouse presents an outstanding opportunity to own in a highly desirable area. With its modern features and strategic location, it's bound to attract considerable interest. Contact Kosma Comino or Erfan Babaie today to find out more and secure your spot at the auction!

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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

<b>Property ID</b>	B2JSF4R
<b>Property Type</b>	Townhouse
<b>Land Area</b>	191 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (3) Alarm Balcony Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

### Kosma Comino 0438 365 222

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

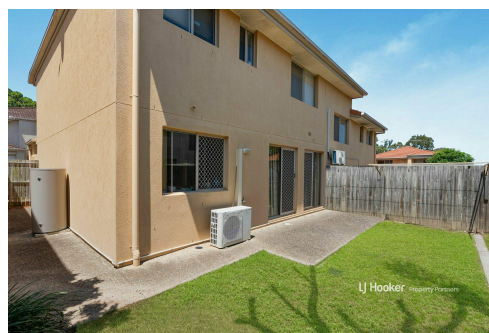
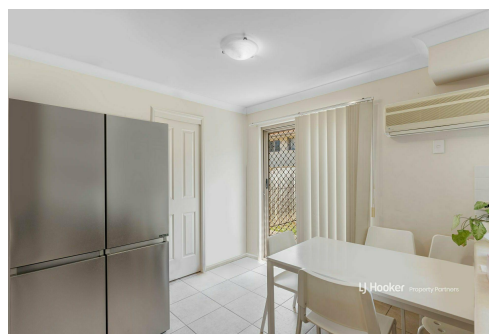
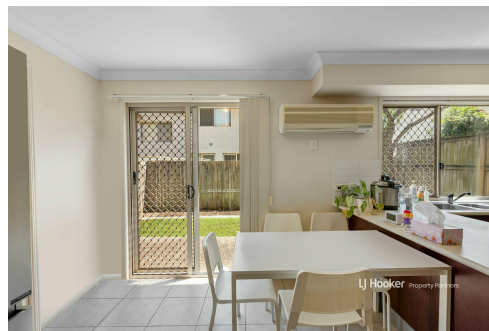
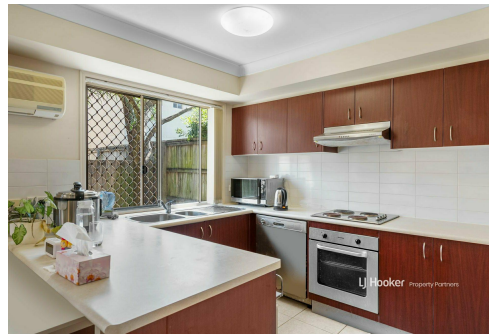
### Erfan Babaie 0481 868 871

Sales Agent to Kos Comino | erfanbabaie@ljhpp.com.au

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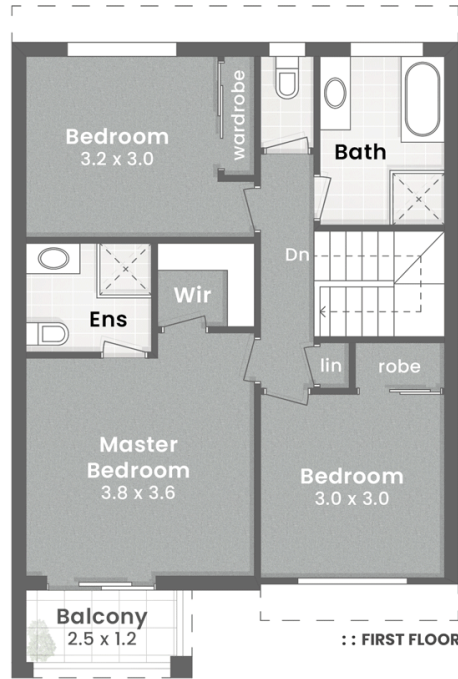
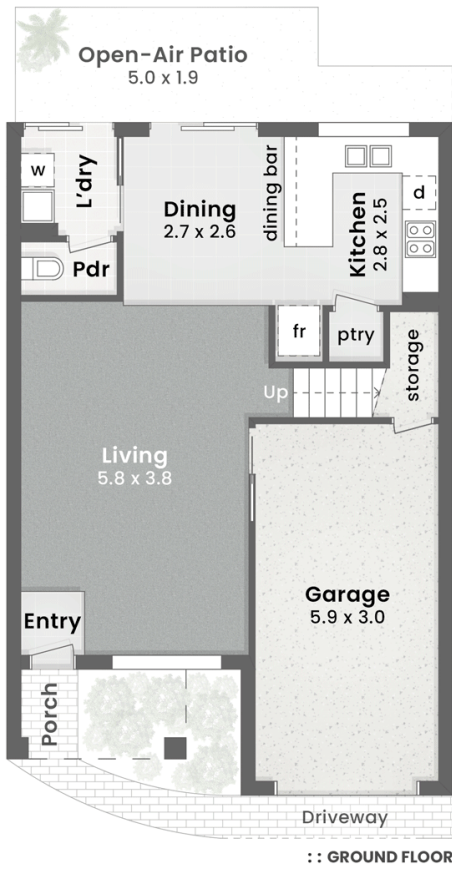
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**LEGEND**

- 1. Driveway
- 2. Entry Porch
- 3. Side Access Gate
- 4. Open-Air Patio
- 5. Clothes Line
- 6. Fenced Grass Yard



DRIVEWAY ACCESS TO COORA STREET

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WISHART VIEWS VILLAS | 84/28 Coora Street

Internal 133m<sup>2</sup> | Covered Externals 8m<sup>2</sup> | Total 141m<sup>2</sup>

**WISHART**

3 Bed

2 Bath + Powder

1 Car

Open-Air Patio 9m<sup>2</sup>

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