

Just Listed



2 St Clair Cres, Wishart



## RENOVATED FAMILY HOME, GRANNY FLAT, MANSFIELD CATCHMENT - ALL IN ONE PACKAGE!

A WISHART ADDRESS WHERE YOU WANT TO PUT YOUR FAMILY'S STAMP!

First time on the market since it was built 32 years ago, this awesomely renovated, charming residence, on a big 578sqm corner block, is in a super handy family spot. It's ideally located with easy access to parks, public transport, and top-notch schools like Mansfield State High and Wishart State Primary. This easily adaptable double-storey house looks great right away with a layout that flows beautifully out to a wide, north-east facing front. You can move right in or explore the possibilities of this fantastic block, and you'll love the private and roomy outdoor alfresco area.

Want to understand more about the layout of this magnificent property? Check out the floor plan that is enclosed! This superb property comprises:

- The primary residence features a carport, two additional car park spaces, a backyard alfresco area, and a garden.

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Price OFFERS OVER  
\$1.7M!

Property Type Residential

Property ID 1311

Land Area 574 m2

### AGENT DETAILS

Lucky Tennekoon - 0418271827

### OFFICE DETAILS

iSale Property - Eight Mile Plains  
2497 Logan Rd Eight Mile Plains,  
QLD, 4113 Australia  
(07) 3219 8500



- A studio apartment (granny flat) with its own separate entrance.

For a detailed understanding of the layout, please refer to the enclosed floor plan.

Brisbane City Council Rates (per quarter) - \$540 approx

Urban Utilities (per quarter) - \$390 approx

## 1. THE MAIN RESIDENCE: A Freshly Painted Haven

This spacious home offers a versatile floor plan designed for modern living.

Downstairs:

- Two distinct living areas
- Fully equipped kitchen
- Laundry
- Office/bedroom
- Bathroom
- Outdoor entertaining alfresco

Upstairs:

- Three large bedrooms with new floor coverings
- Spacious family bathroom
- Dedicated living zone for privacy

Property Features:

- Generous 587sqm high-side corner block in a quiet street
- Fully fenced backyard for privacy
- Contemporary tiled flooring
- Open-plan lounge-dining room and casual living room off the kitchen
- Flexible study (ideal for working from home or as an additional bedroom)
- Driveway with covered carport and extra space for two cars
- Garden shed
- Water tank
- 5kw solar panels
- Private and peaceful location

- Walking distance to local parks, childcare, transport, and shops

## (2) THE STUDIO APARTMENT (Granny Flat)

This ideal studio apartment, offering complete separation from the main house, features its own private entrance/backyard.

### Key Features:

- Self-contained kitchenette and living area
- Spacious, open-plan bedroom with wardrobes, ample lifestyle space, and an accompanying private bathroom
- Air conditioning and ceiling fan

### Versatile Potential:

- Investment Opportunity: An instant income generator with potential rental income of \$450+ per week.
- Family Retreat: Serves as an ideal living standard for grandparents or teenagers.
- Flexible Configuration: Can be reconfigured to allow full access to the main house if desired.

Available current documents: The building and pest inspection report, the smoke alarm certificate

### Location:

- Wishart State School & Mansfield State High School Catchment.
- Close to Leading Private Schools.
- Great Family Location.
- Wishart Community Park is just at the end of the Street with Access to the Bulimba Bike Pathway.
- Minutes to both Westfield Garden City and Carindale Shopping Centres.
- Easy access to both the Gateway and South-East Freeway.
- Mansfield State High School & City on Buses 185 and 186.

Demand for spacious family homes on usable blocks of land in this neighbourhood is high, so properties like this don't last long. To secure this highly sought-after address, for more information, or to arrange an inspection, call Lucky Ramya Tennekoon on 0418 271 827.

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