

**12 Geneva Street, Wishart, Qld 4122**



**House For Sale**

Friday, 24 May 2024

12 Geneva Street, Wishart, Qld 4122

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 612 m2**

**Type: House**



Ken Chin  
0730598600



Francois Satiowijaya  
0730598600

## Auction

AUCTION: To be held in-room on Wednesday 12th June, 2024 beginning 6.00pm. Written offers prior to auction will be seriously considered. Having been with the family for more than 40 years, it is with heavy heart the owner has chosen to sell their family home. Plans to have the entire property renovated have fallen short and the decision is for it to be sold "as is". Features on offer: TOP FLOOR: • Brand new stone benchtop kitchen & cabinetry. • New gyprock ceilings & internal walls. • New electrical. • Brand new hybrid timber floors. • Brand new windows throughout including insect screens plus crimsafe for selected rooms. • Insulation in the roof. • 4 bedrooms upstairs (3 with BIR). • Enclosed sunroom ideal for childrens' play area or study. • Lounge & dining area. • Brand new sliding glass doors out onto the rear balcony. • Rear balcony with brand new railings, gate and timber steps. • Provisions for a bathroom with separate toilet. • Brand new tritone LED downlights. BOTTOM FLOOR: • Legal height ceiling (2.46m). • New gyprock ceilings and walls. • New electrical. • 5th bedroom. • Large utility room ideal for a small lounge/dining & kitchenette. • Brand new sliding glass doors out onto the patio. • Brand new hybrid timber floors. • Provision for a 2nd bathroom. • Renovated laundry. • 2 car lock-up garage with brand new roller doors and motors plus remotes. • Brand new tritone LED downlights. PROPERTY EXTRAS: • Brand new X-large covered entertainment patio with high ceiling. • Freshly repainted tiled roof. • Brand new colour bond fencing throughout. • Newly laid concrete paths plus patio foundation. • 7-panel solar hot water system. • 7-panel solar electricity with inverter. • Brand new pool fencing with glass balustrade. • Brand new pool filter. • Large lawned backyard suitable for children & pets. • Elevated position with views & breezes. LOCALITY: • Catchment for Wishart State School. • Catchment for Macgregor State High School. • Short drive to leading private schools such as Redeemer Lutheran College, St, Bernards Primary School, Clairvaux MacKillop College, St. Catherine's Primary School, Seton College and Citipointe College. • Only a couple of minutes from Westfield Garden City shopping centre. • Easy access to both the Gateway Arterial (Gold Coast & Sunshine Coast) plus the South-East Freeway (Brisbane CBD). • Close to the Malinya Place Park and the Wishart Community Park. • Stroll to the Newnham Hotel. • Quick drive to Sunnybank shopping & restaurant precinct. • Predominantly owner-occupied street. • Public transport around the corner. Don't miss the opportunity to make this house your own. Let us help you make this property your new family home! \* Seller has engaged professionals to attend to the swimming pool prior to settlement. \* Inspections are by appointment outside the week-end open homes. AS THIS PROPERTY IS IN THE MIDDLE OF A RENOVATION, IT IS RECOMMENDED THAT INCLOSED FOOTWEAR IS WORN TO THE INSPECTION AND SMALL CHILDREN DO NOT ATTEND.