

# 8 Naraf Street, Wishart, Qld 4122



## House For Sale

Friday, 24 May 2024

8 Naraf Street, Wishart, Qld 4122

Bedrooms: 5

Bathrooms: 4

Parkings: 3

Area: 781 m2

Type: House



Yan Wang



Amy Yao

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## Auction

Welcome to Naraf St, Wishart, located only a 7-minute walk to Mansfield State High, this lovely dual-living opportunity is now on the market looking for the next family who wishes to provide their children with a golden education resource and plenty more! This solid, beautiful double-brick house on a massive 781 sqm of land consists of 2 floors, which have been perfectly divided into 2 separate living and are fully able to be rented out separately hassle-free. Starting with the lower floor, the living spaces, bathroom, and kitchen have been refurbished in recent years to a very comfortable modern living standard. It features in total two spacious bedrooms, of which one is fitted with a walk-in robe and toilet, and together there are three individual Mitsubishi air-conditioning units throughout to power through a hot summer. Up on the second floor, a character kitchen with ample storage and living space are all fitted perfectly under a 2.7m ceiling height, as well as 3 bedrooms and 2 bathrooms. The living space is covered in solid spot gum timber flooring and a lovely brick wall finish, it is also connected to a balcony which provides quite a view of the area. The master bedroom is with a refurbished ensuite bathroom and an air-conditioning unit, while the other two are with modern ceiling fans. The carpark consists of a fully locked garage and 2 undercover carports for a total of 3 cars, potentially more. The front yard is very generous in size and can be easily maintained, as well as the backyard which will make a superb area to host any sort of family summer parties. All rooms in general feature a generous amount of space to fulfil all the needs a family may have, whether it'd be study, work or hobbies, they will be actualized. Other features of the house include: -6.6kW Solar System for electricity and hot water needs -Bottled gas-powered cooktop -2\*3000L water tank to keep the garden sustainable and green -Facing north direction for the perfect amount of sunlight -High above the ground therefore flood-free, with great open views and natural breezes -Privacy is fully respected by distance from neighbours -Building & Pest Reports can be retrieved upon request -Potential swimming pool on council's approval The location of the house is absolute gold: - 7 mins walk to Mansfield State High School (400m) - 15 mins walk to Wishart Shopping Village (1.1km) - 5 mins drive to Westfield Garden City (3.1km) - 20 mins drive to Brisbane CBD (20min) - Bus stop within 3 mins walk for direct services to CBD and Westfield Garden City - M1 highway accessible via 2 min drive for destinations like Gold Coast, Sunshine Coast, Brisbane Airport etc. This house must be sold under the hammer on the 15th of June, 2024, offers prior to auction are also encouraged. For enquiries please do not hesitate to contact Yan Wang at 0400 591 668.