11 ANDREE PL, WISHART

4 **2** **2** **LAND 567 m²**

4 Bed 2 Bath 1 Storey Renovated Home in MSHS Catchment!

This house is a fully renovated home positioned on the high side of the street in the Mansfield State School and Mansfield State High School catchment.

11 Andree Pl, Wishart features:

- 4 bedrooms, all with built in robes. Master with walk in robe, fan, split system air condition, ensuite with floor to ceiling tiles, shower, toilet and vanity
- Open plan kitchen with electric cooktop with tiled splash back, smart stone bench tops, dishwasher and oven
- Main bathroom with bath tub, floor to ceiling tiles, showers ad vanity
- Separate toilet
- Open plan air conditioned living area
- Separate laundry

Outside we have:

- Insulated patio with fan and downlights
- 2 car lockup remote control garage
- BBQ area
- Garden shed and a cubby house

In addition, the house is insulated and has built in speakers.

A fully renovated house like this is great to move in or to buy as an investment. Come and inspect before it's too late.

Neighbourhood Facilities:

Education:

- Mansfield State School & Mansfield State High School Catchment Area
- Goodstart Childcare (Boyanda St)

Transport & Shopping Centres:

- Short walk to bus stops on Greenwood St which takes you to Garden City, the City and Fortitude Valley
- Short drive to Westfield Garden City
- Short drive to Wishart Shopping Village which is anchored by Foodworks along with specialities including Doctors, Pharmacy and Chiropractor
- Easy access to the Gateway & Pacific Motorway

Facilities:

- Short walk to Mindona Rotary Park which has a picnic area, BBQ and a playground
- Short walk to park on the corner of Bellbird Cr & Boyanda St which has the Bulimba Creek Bikeway as well as the playground

Your Agent,

王德霖
Henry Wong
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11 ANDREE PL, WISHART

4 **2** **2** **LAND 567 m²**

Mansfield 國立中學學區內 4 臥 2 衛的革新平房！

這是一個經重新翻修，坐落在街道高處，位於 Mansfield 國立小學和 Mansfield 國立中學學區內的單層吉屋。

Wishart 區 Andree 街 11 號特點有：

- 4 個臥室，均配有入墻式衣櫃。主臥室帶有走入式衣櫃，吊扇，分體式空調，衛浴套間內從地板到天花均鋪設瓷磚，另配有淋浴，洗手台及衛生間
- 開放式的廚房帶配有防濺板的電子灶台，Smart Stone 檯面，洗碗機和烤箱
- 主衛浴帶有浴缸，淋浴及洗手台，此外從地板到天花均鋪設瓷磚
- 獨立的衛生間
- 配有空調的開放式起居空間
- 獨立的洗衣房

戶外我們配有：

- 帶有聚光燈和吊扇的隔熱露台
- 雙車位封閉式遙控車庫
- 烤肉野餐的空間
- 花園工棚以及玩具小屋

此外，房子有隔熱層並且內置揚聲器。

一個像這樣重新裝修的房子非常適合購買入住或投資。事不宜遲，趕快預約看房吧！

附近設施:

教育：

- Mansfield 國立小學和 Mansfield 國立中學的學區房
- Goodstart 幼兒園（Boyanda 街）

交通及購物中心：

- 短途步行可至在 Greenwood 街上的公交站，乘坐公車可至 Garden City，布里斯本市中心和 Fortitude Valley
- 短途驅車可至 Westfield Garden City
- 短途驅車可至 Wishart 購物村，裡面有 Foodworks 和各種專營商店如診所，藥房和推拿店
- 便利可至 Gateway 和 Pacific 高速路

設施：

- 短途步行可至 Mindona Rotary 公園，裡面有野餐區，烤肉爐和兒童娛樂場
- 短途步行可至 Bellbird 街和 Boyanda 街拐彎處的公園，裡面有兒童娛樂場和 Bulimba Creek 自行車道

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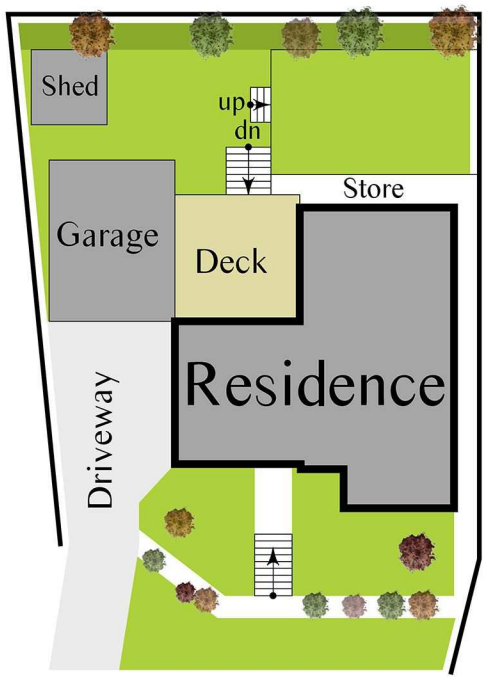
11 Andree Place, Wishart

Floor Plan

Site Plan



TOTAL LIVING AREA: 198 m²

This floor plan is illustrational and the measurements given are approximate. It is recommended that further investigations are carried out for building purposes. Created by **risephotography.com.au**

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12th October 2017

To whom it may concern

RE: 11 ANDREE PLACE WISHART QLD 4122

In my opinion the estimated rental return on the current market for 11 Andree Place, Wishart would be $600 per week.

Comparable 4 bedroom rentals

9 Rosella Court Wishart	$650 per week
37 St Clair Cres Wishart	$615 per week
40 Panama Street Wishart	$590 per week

Should you want any further information or wish to discuss please contact me at any time.

Colin Jeffery : Principal

Licensed Real Estate Agent # 1604394

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Yours faithfully

Colin Jeffery

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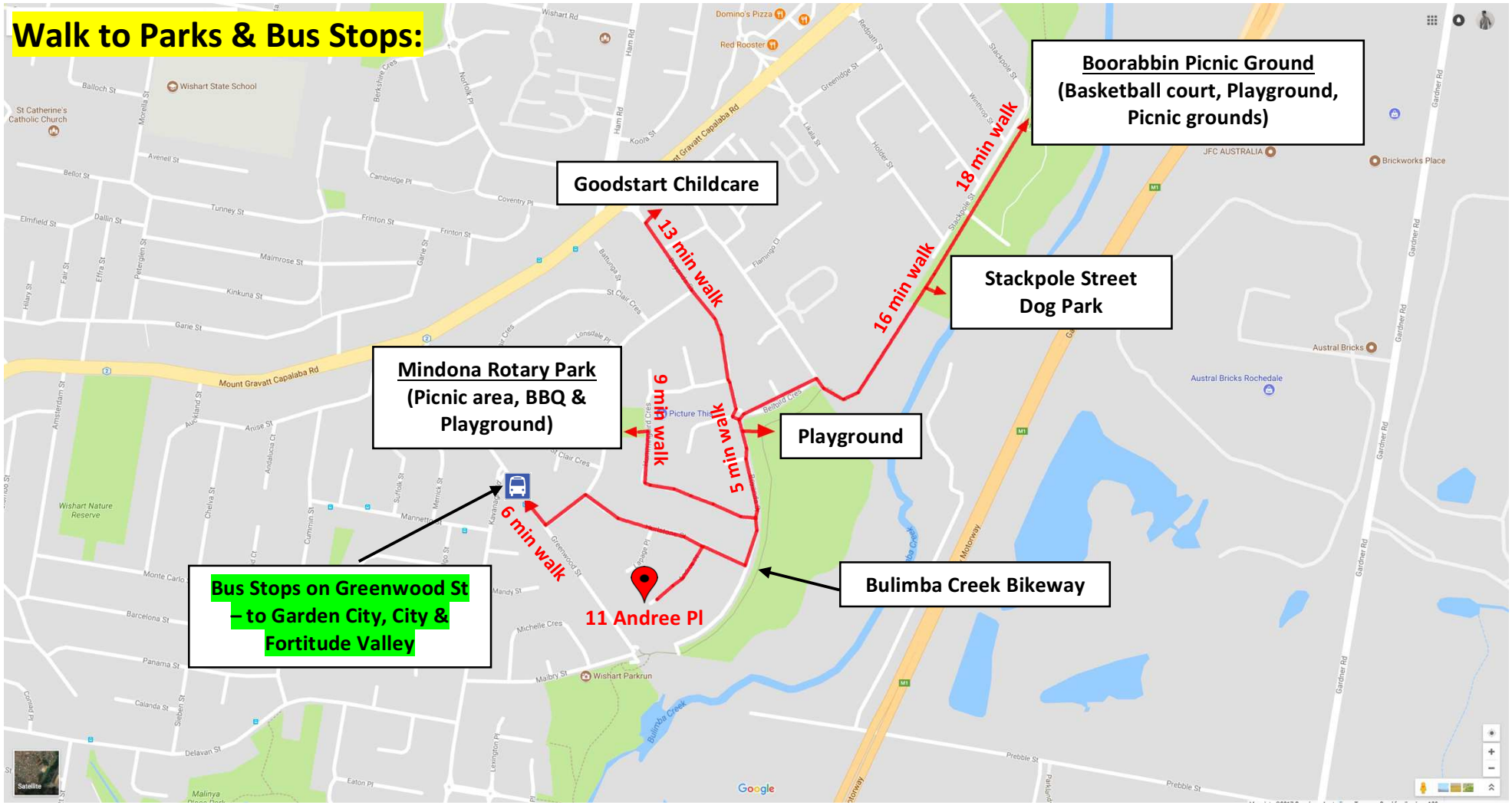
11 ANDREE PL, WISHART



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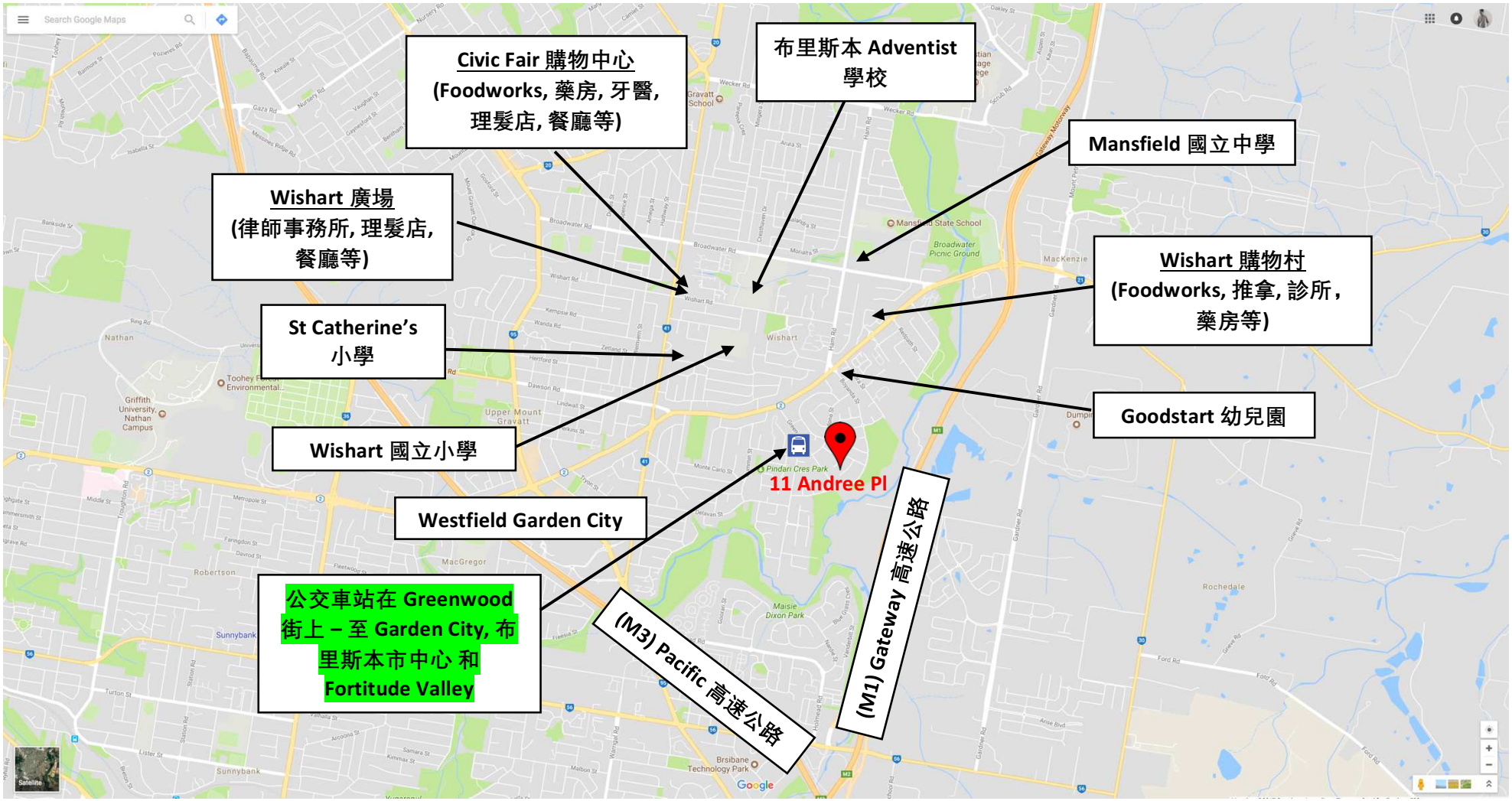

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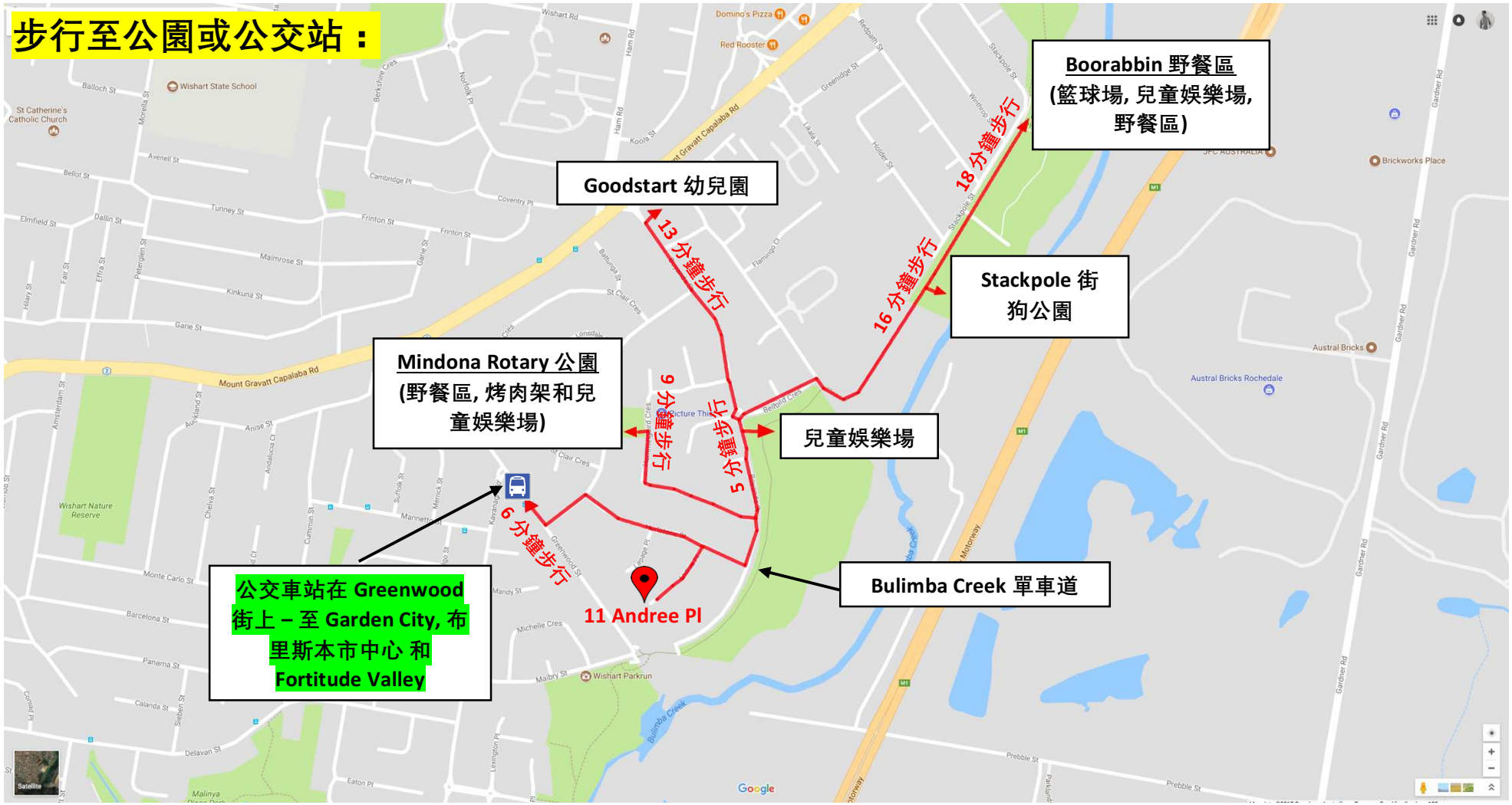

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ANDREE PL

WHAT'S IT LIKE LIVING IN THIS NEIGHBORHOOD?

'The location is good, shopping malls are not far from here. Neighbours are nice and it's a pretty quiet area.'
- Mason, Neighbours

'It's a quiet area, park is just around the corner. Close to shops and malls. Neighbours are friendly.'
- Jamie, Neighbours

'Just moved here not long ago. It's a nice area, people are friendly. Close to the park. Garden city is very very close which is my favourite part. Kids catch the public transports to Mansfield High so it's a big bonus for me as I save so much time picking up and dropping off each day.'
- Lee, Local resident

'Location, location, location. That's pretty much it. Neighbours are super friendly.'
- Jess, Local resident

'I like it here. Very close to Garden city shopping mall. Short distance to work and the neighbours are nice and friendly.'
- Local resident

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ANDREE PL

WHAT'S IT LIKE LIVING IN THIS NEIGHBORHOOD?

'Peaceful area, can't imagine myself living anywhere else. You can easily get to everywhere. Super convenient.'
- Local resident

'Easy access to the highway & freeway. Public transports can be easily reached. Many of my friends live here as well and it's simply because it's convenient. Renting at the moment but thinking of buying soon when I save up some money.'
- Local resident

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ANDREE PL

在這個街區內生活是什麼感受？

'地理位置十分的好，購物中心離這裡并不遠。鄰居們都非常友善，還有這裡非常安靜。'
- ***Mason,*** 鄰居

'這裡是一個安靜的地方，公園就在街道的拐角處。靠近商店和購物中心。鄰居們都很友好。'
- ***Jamie,*** 鄰居

'搬進來這裡沒有很久。這裡是一個漂亮的地方，人們很友善。非常靠近公園。Gardencity也非常非常靠近這裡，這就是我最喜歡這裡的原因。孩子們可以搭乘公車去Mansfield國立中學上學，這也是對我有很大幫助是因為我可以每天省掉很多接送孩子上學和放學的時間。'
- ***Lee,*** 本地居民

'地理位置，地理位置，地理位置。這就是這裡最大的優點。鄰居也非常的友善。'
- ***Jess,*** 本地居民

'我喜歡這裡。非常靠近Gardencity購物中心。上班的地方離這裡并不遠，還有鄰居們都非常的友好和善。'
- 本地居民

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ANDREE PL

在這個街區內生活是什麼感受？

'安寧的地方，不敢想象我自己會住在別的地方會怎樣。你可以很容易到達任何地方。超級方便。'
- 本地居民

'去往高速公路非常方便。公交交通也很容易就找到了。我的很多朋友們都住在這裡是因為這裡很方便，很簡單。現在暫時租住在這裡，但是存夠一定的錢后，不久考慮在這裡買房。'
- 本地居民

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