Harcourts Beyond

The Henry Wong Team®

# 5 MANNERSLEY STREET, CARINDALE

Opening Doors to Greater Markets®

# 5 MANNERSLEY STREET, CARINDALE

| LAND SIZE | | | |
|---|---|---|---|
| 805 M² | 4 | 2 | 2 |

## PROPERTY FEATURES

### STUNNING CARINDALE FAMILY HOME

A spacious home with enough room for your family to grow into. A quiet street within walking distance of one of Brisbane's favourite shopping centres. Robust construction destined to provide many years of safe and comfortable living. Sound too good to be true? Start believing… because 5 Mannersley Street in Carindale provides all that and more.

Easily accessed off Creek Road and less than 15-minutes-walk to Westfield Carindale, the location is certainly a highlight of this sturdy home. That's just the beginning of the positive attributes. A shady and well-kept front yard has a long driveway, offering additional parking options to the dual lock up carport. An exposed brick façade and a tiled roof complete the attractive street appeal, while a long garden path leads you to the front entrance porch.

Upon entering you'll be struck by the fresh feel afforded by the recent paint job to the interior. New timber laminate flooring adds a modern and welcoming feel, enticing you further in to explore the property that's characterised by multiple living areas. With a total living area of 264m2, this generous floorplan has room for everyone.

An expansive formal lounge and dining area is bathed in natural light and offers plenty of room for entertaining, socialising or just relaxing after a hard day at work. It adjoins the open-plan kitchen and dining area, which is destined to be the backdrop for many happy family meals.

The modern kitchen was re-done in 2013, and comes with a new dishwasher, an oven and an electric cooktop with rangehood. There's plenty of bench and cupboard space and a ceiling fan to complement the Daikin multizone ducted air conditioning found throughout the home.

Wide sliding glass doors lead out to the back yard, while internal sliding doors lead to an enormous family room. The potential of this room is limited only by your imagination, and it also opens out onto the back yard through sliding glass doors.

There are four bedrooms, three serviced by the main bathroom with a separate bathtub and shower. Two of these have built-in-robes, while dual linen closets offer extra storage. The fourth bedroom is the impressive master, which has an ensuite with shower, toilet and vanity, as well as a walk-in-robe with a set of built-in-robes.

*Note: Selected rooms throughout the property have been virtually furnished to provide a guide to the market for presentation and/or potential.*

# PROPERTY FEATURES

There's insulation in the roof of the home, and solar hot water will help keep your bills down.

Outside, the flat child-friendly allotment has a combination of paving and grass. Which offers space to park extra vehicles as well as room for the kids and pets to play. A covered alfresco entertaining area is perfect for outdoor dining, while two garden sheds provide plenty of space to store tools. Location wise, you couldn't ask for better. Just a stone's throw from Carindale mall, you have easy access to the Gateway motorway and the Pacific golf course is a short distance away.

There are also some amazing schools in the area, including Citipointe Christian College and Belmont State School.

*Note: Selected rooms throughout the property have been virtually furnished to provide a guide to the market for presentation and/or potential.*

# NEIGHBORHOOD FACILITIES

## EDUCATION

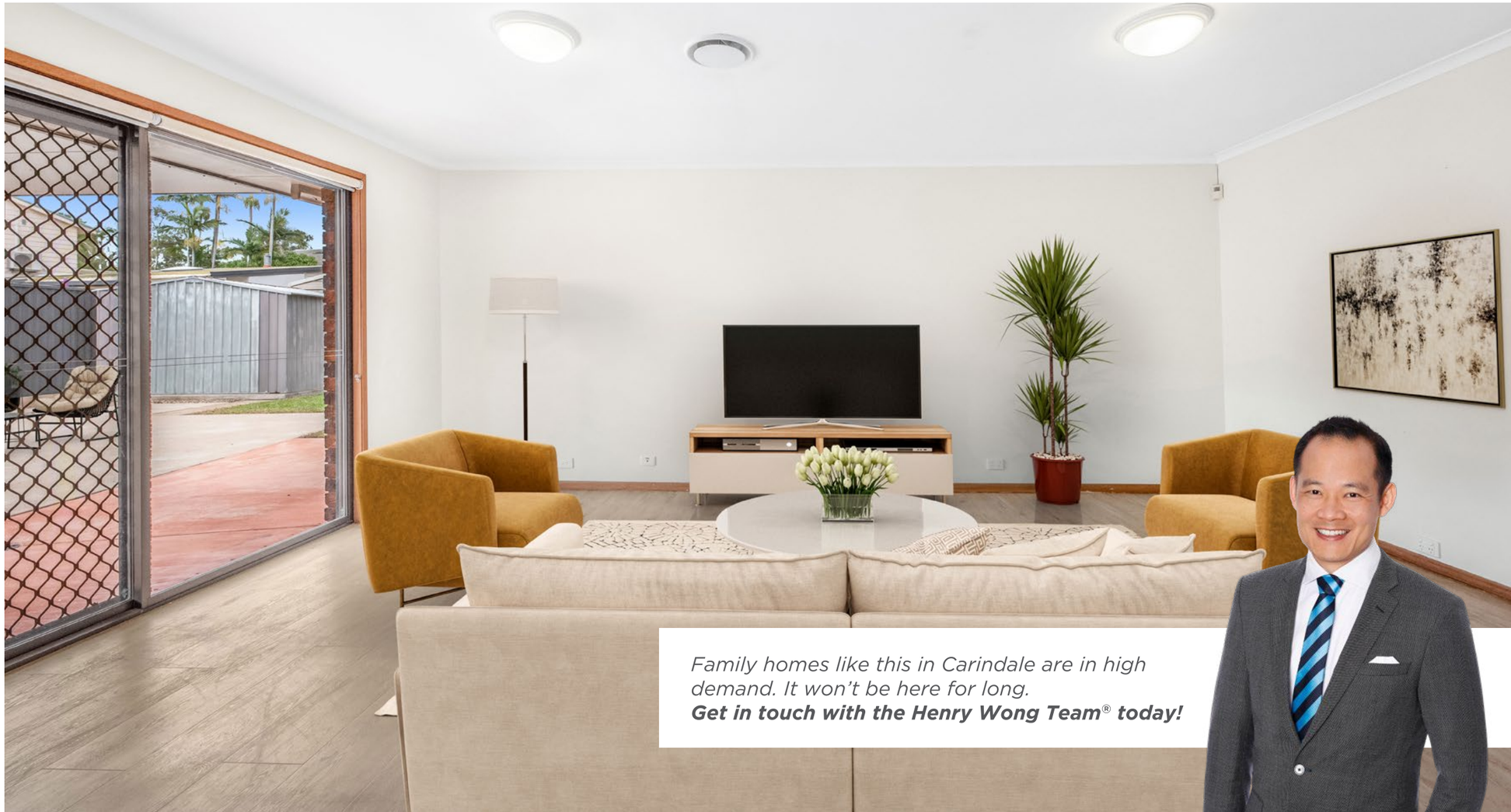
- Belmont State School & Whites Hill State College Catchment Area
- Short walk to Belmont State School
- Short drive to Whites Hill State College, Citipointe Christian College & Christian Heritage College

## FACILITIES

- Short drive to Pacific Golf Course
- Short walk to picnic area & playground on Winstanley Street Park

## TRANSPORT & SHOPPING CENTRES

- Short walk to bus stop on Winstanley St (Bus 200, N200, P201 & P205) taking you to Carindale Shopping Centre & Brisbane City
- Less than 15-minutes-walk to Westfield Carindale Shopping Centre
- Short drive to Metropol Shopping Centre and ALDI Mt Gravatt East
- Easy access to Gateway Motorway



*Family homes like this in Carindale are in high demand. It won't be here for long.*
***Get in touch with the Henry Wong Team® today!***

# 5 MANNERSLEY STREET, CARINDALE

| 土地面積 | | | |
|---|---|---|---|
| 805 M² | 4 | 2 | 2 |

## 迷人的Carindale家庭住宅

一棟為您家人的成長提供充足空間的寬敞住宅。位於一條安靜的街道上，距離布里斯班最受歡迎的購物中心之一僅幾步之遙。堅固的結構為許多年安全而舒適的生活提供保障。聽起來好得令人難以置信？不要懷疑……因為Carindale的Mannersley街5號不僅擁有以上所有優點，還提供了更多的特質。

從Creek 路上方便到達，步行不到15分鐘即可到達Westfield Carindale購物中心，絕佳的地理位置無疑是這棟堅固住宅的亮點。而這只是它衆多優點之一。有陰涼且維護良好的前院擁有很長的車道，除了帶鎖雙車位車棚，還提供了更多停車位。磚砌外牆和瓦片屋頂使住宅更具街道吸引力，而長長的花園小徑則將您帶到前門廊。

進到內部後，您會為最近室內的粉刷工作給這裡帶來的新鮮感感到震驚。新的強化木地板增添了現代而溫馨的感覺，誘使您進一步探索住宅所擁有的多個生活區。居住總面積為264平方米，非常寬敞透亮。

寬敞的主客廳和主餐廳沐浴在自然光線中，為忙碌工作一天后的娛樂、社交或休閒活動提供了充足的空間。它毗鄰開放式的廚房和用餐區，這裡注定是無數次一家人幸福用餐的地點。

現代廚房在2013年進行了重新翻新，並配備了新的洗碗機，烤箱和帶抽油煙機的電爐灶。有足夠的操作台面和櫥櫃空間以及吊扇，以補充整個住宅中使用的大金（Daikin）多區域中央空調。

寬大的玻璃推拉門通向後院，而內部的推拉門則通向寬敞的家庭房。這個房間的潛力無限，您可以充分發揮您的想像力，並且還可以通過另一扇玻璃推拉門通向後院。

一共有四間臥室，其中三間臥室共享一間帶獨立浴缸和淋浴的主浴室。有兩間臥室配有入牆式衣櫃，而另外兩個亞麻壁櫥則提供額外的儲物空間。第四間臥室是令人印象深刻的主臥套房，配有帶淋浴，衛生間和洗手台的套間，以及步入式衣帽間和入牆式衣櫃。

*備註：為了給市場提供展示和/或潛在性的參考，此住宅的部分房間均經過虛擬家具裝飾。*

## 房屋特點

住宅的屋頂裝有隔熱層，太陽能熱水將幫助您減少賬單費用。

戶外，適合兒童的平坦後院同時擁有草地和鋪砌完好的路面。它不僅提供了停放額外車輛的空間，還為兒童和寵物提供了玩耍的空間。帶頂棚的休閒娛樂區非常適合戶外用餐，而兩個園藝工棚提供了足夠的空間來存放工具。地理位置方面，這裡是最便利的。 距離Carindale購物中心僅幾步之遙，您可以輕鬆到達Gateway高速公路，而太平洋高爾夫球場也在附近。

該地區還擁有很多優質的學校，包括Citipointe基督學校和Belmont州立小學。

*備註：為了給市場提供展示和/或潛在性的參考，此住宅的部分房間均經過虛擬家具裝飾。*

## 周邊設施

### 教育

- Belmont公立小學和Whites Hill公立中學的學區
- 短途步行至Belmont公立小學
- 短途驅車至Whites Hill公立中學，Citipointe基督學校和Christian Heritage學校

### 設施

- 短途驅車至太平洋高爾夫球場
- 短途步行至Winstanley街公園，內有野餐區和兒童遊樂場

### 交通及購物中心

- 短途步行至Winstanley街上的公交車站，搭乘公交車 (200, N200, P201 & P205) 可以前往Carindale購物中心和布里斯班市中心
- 步行不到15分鐘至Westfield Carindale購物中心
- 短途驅車至Metropol購物中心和ALDI大型超市 Mt Gravatt East店
- 輕鬆前往Gateway高速公路

*像這樣的家庭住宅在Carindale的需求量很大，不會在市場上長期停留。*
***立即聯繫Henry Wong團隊吧！***

# PROPERTY FLOOR PLAN

平面圖

TOTAL LIVING AREA : 264m²

**5 MANNERSLEY STREET, CARINDALE**

*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**

**5 MANNERSLEY STREET, CARINDALE**

**TOTAL LIVING AREA: 264m²**

4 2 2

# 5 MANNERSLEY STREET RENTAL APPRAISAL

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15/04/2020

**Re:** 5 Mannersley St Carindale, Q

To Whom It May Concern

Thank you for the opportunity to appraise the above property.

Our office utlises a program which informs us of current properties in the rental market. We have looked at different recent leased properties with similar attributes (such as; location, position, age, number of bedrooms, bathrooms, & the size of the property). We are happy to advise you that to our belief, your property could receive a rental amount of **$600 to $650** per week.

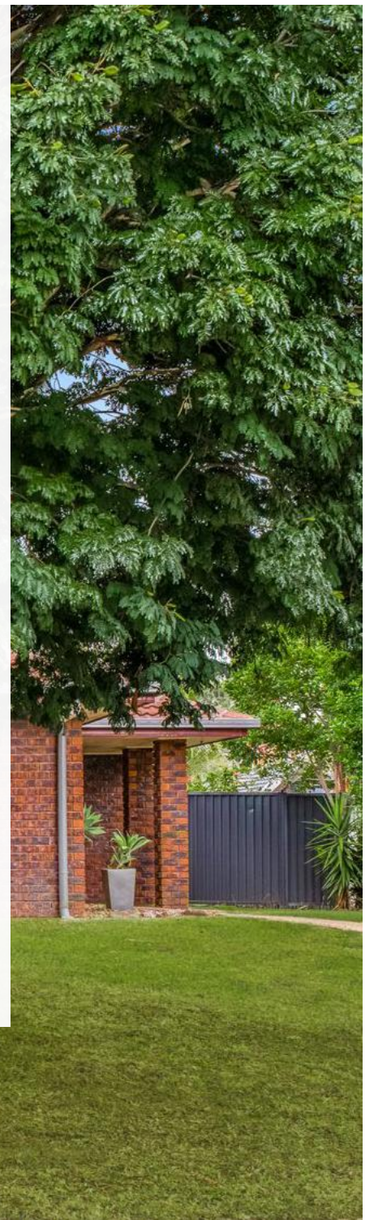
However, different circumstance could possibly change this amount depending on the current supply and demand for tenants, and for properties at the time of availability as supply & demand change every month.

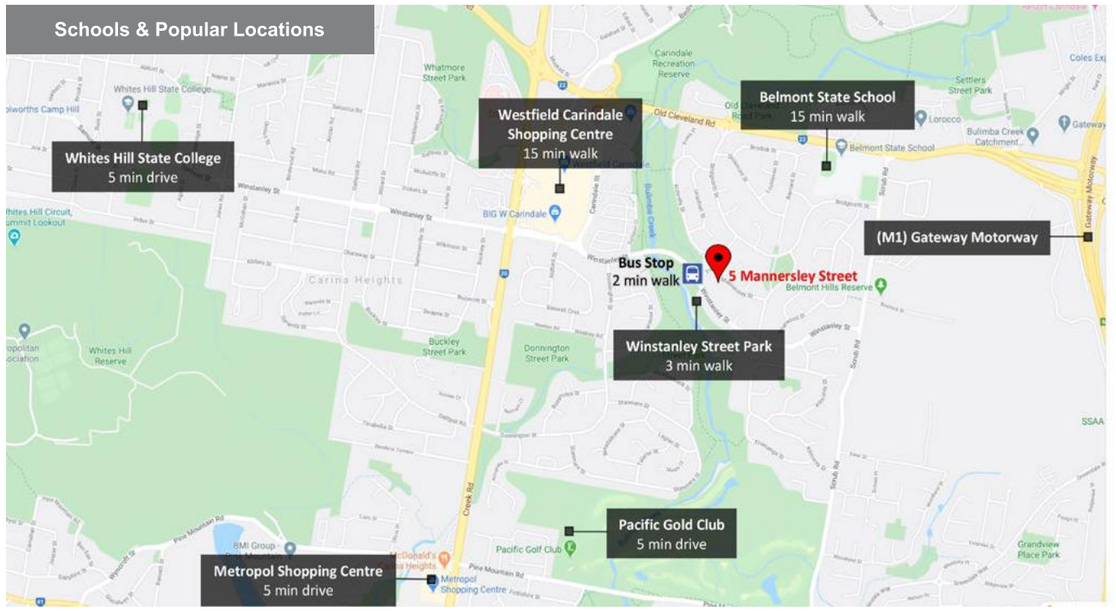
Should you wish to discuss this further, I would be more than happy to speak with you.

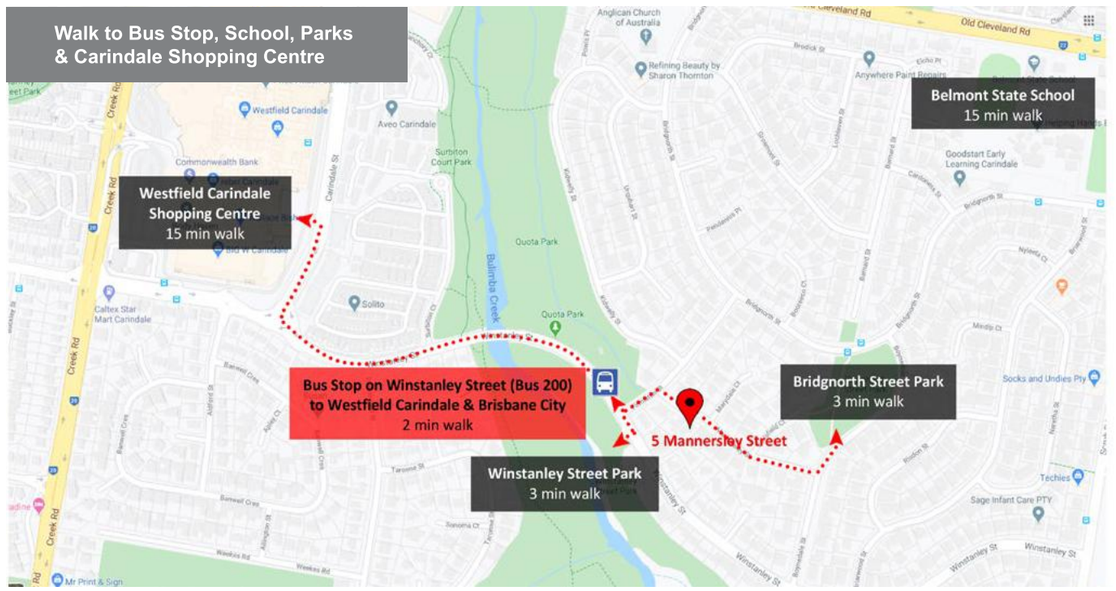
Yours Faithfully!

Paul Siaw

CEO | Director





## WHAT'S IT LIKE LIVING IN THIS NEIGHBORHOOD?

*'This area is nice because it is quiet, not a lot of traffic. It is close to all facilities like Carindale Shopping Centre with public transport links.'*
**- Neighbour**

*'This street is peaceful with nice neighbours. We love the location and how it is accessible to motorways and shops.'*
**- Neighbour**

*'We love everything here. The community is friendly with access to public transport. Carindale is a quiet neighbourhood, we have always felt safe living here.'*
**- Neighbour**

*'It has access to everything such as motorways, Carindale Shopping Centre, schools and restaurants. Great place to raise a family.'*
**- Neighbour**

## 在這個街區內生活是什麼感受？

*'這個街區很美好，因為這裡很安靜，沒有很多車輛。這裡靠近所有設施，包括Carindale購物中心和公共交通系統。'*
**- 鄰居**

*'這條街很寧靜，鄰居都很友好。我們喜歡它的地理位置，前往高速公路和商店也非常容易。'*
**- 鄰居**

*'我們喜歡這裡的一切。這個社區很友好，而且附近有公共交通。Carindale區是個很安靜的社區，我們住在這裡總是感到很安全。'*
**- 鄰居**

*'這裡靠近一切設施，例如高速公路，Carindale購物中心，學校和餐廳。一個適合家庭成長的很棒的地方。'*
**- 鄰居**

Disclaimer
The information contained herein are believed to be accurate at the time it is written. We do not warrant its correctness and no liability whatsoever is accepted by us for any error or admission or any other account.

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