



31

COLOMBO ST, WISHART

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Upcoming Auction: Sunday, 23 March 2025

Time: 10:30am | ONSITE

# Welcome Home

Encapsulating Queensland's idyllic lifestyle of summer days spent by the pool, and many-a-weekend enjoyed on lush lawns, this beautiful family home is brought to market for the first time in 30 years.

With a commanding street appeal, standing proudly on an elevated 597sm block, this exquisitely presented property, complete with brand new renovations, welcomes you through it's doors.

- 3 bathrooms + 2 bathroom + 3 car
- Multipurpose space + study + sunroom
- Build Year: 1970
- Build size: 291sm
- Glistening pool + entertainer's deck
- Brand new kitchen + bathroom renovation
- Solar panels + water tank
- Land size: 597sm





## Exceptional Opportunity

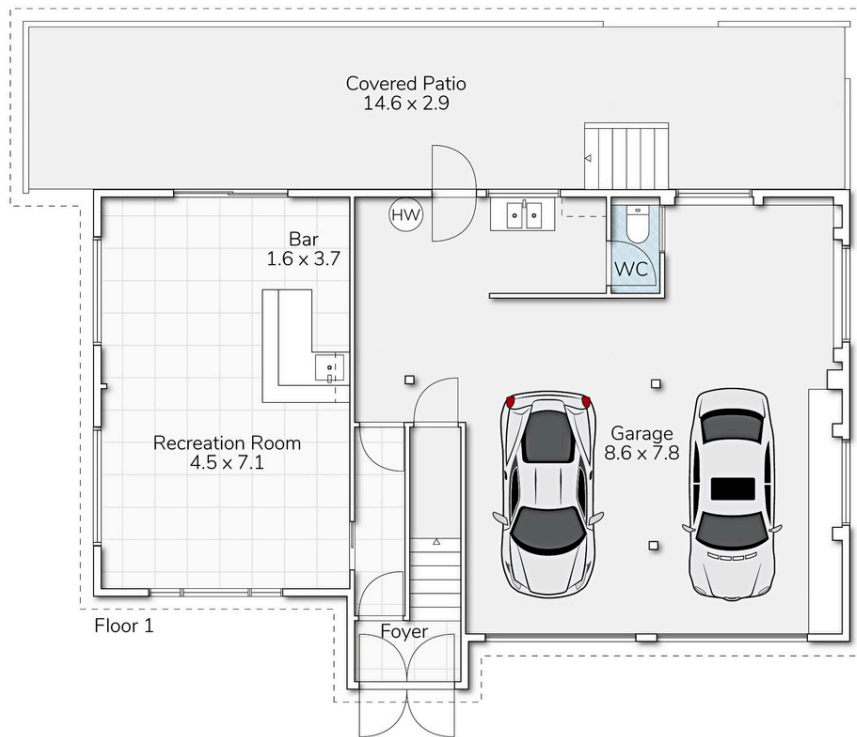
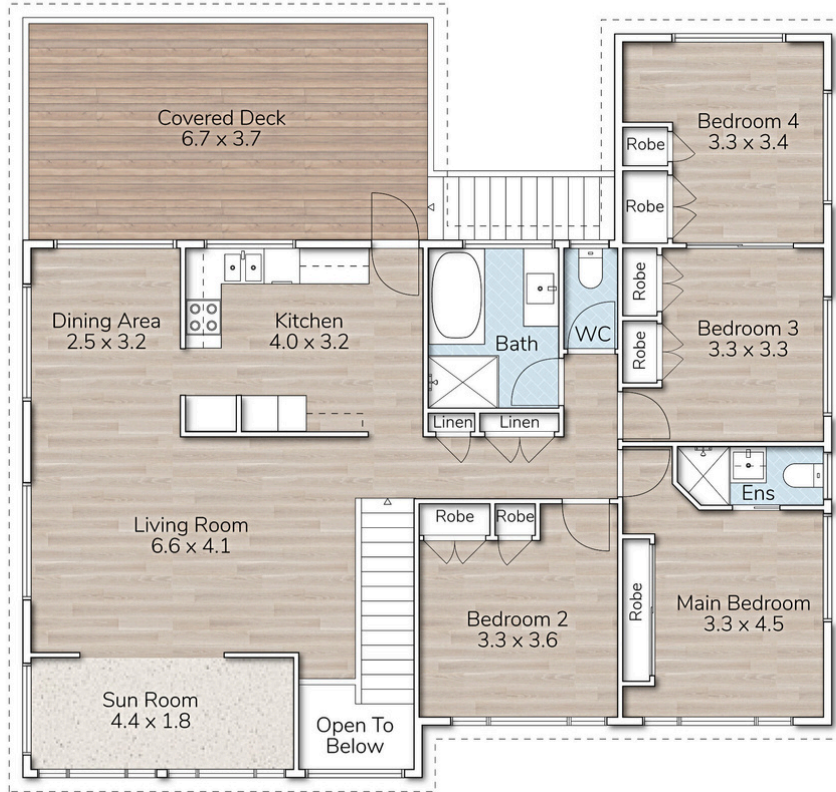
- Wandering upstairs be greeted by the inviting ambiance of the lounge room. Boasting polished timber floors, air-conditioning and extra sunroom; perfect for a study nook or reading corner.
- Enjoy your exquisitely renovated kitchen, complete with superb sleek benchtops, brand new oven and stovetop + dishwasher and ample cupboard space.
- Expansive rear deck, ideal for the avid entertainer, overlooking the lush lawns and glistening inground pool below.
- Boasting an exquisite brand new bathroom renovation with stand-alone tub, separate overhead shower and luxurious floor to ceiling tiles.
- Additional rumpus area to enjoy, complete with kitchenette/bar and external sliding door access.
- With endless additional extras and ample opportunity, this ideal family home ticks all boxes.



## Lifestyle and Location

Wishart is amongst Brisbane south's most in-demand pockets, with residents continuously seeking out property in the area. This popular suburb is close proximity to reputable schools, transport and precincts, making it an ideal suburb for those prioritising location, convenience and capital growth.

- Located in Wishart SS and Mansfield SHS catchments
- 950m to St Catherine's Catholic Primary
- 1.6km to Clairvaux MacKillop College
- 3.6km to Griffith University (Nathan Campus)
  
- 1.5km to Westfield Mt Gravatt
- 6.3km to Westfield Carindale
- 13.4km to Brisbane CBD
  
- Numerous local parks, playgrounds, walking tracks and sports field nearby
- Capital Growth (Wishart): Impressive 41% increase seen in houses over past 3 years



31 Colombo Street, Wishart



**LOCATION: Onsite | 31 Colombo Street, Wishart**

**DATE: Sunday 23rd March 2025**

**TIME: 10:30am - 11am**

Although we will be registering bidders on auction day, we highly recommend you pre-register to bid. This allows our agents to ensure you have everything prepared in advance.

## **KEY POINTS**

- Identification required to bid
- 10% deposit due within two business days
- 30 day settlement
- Unconditional on the day
- ALL parties that intend on being on Title must be registered to bid
  
- Any of the following scenarios require authorisation from the seller prior to the Auction:
  - Changes in the standard deposit or settlement terms (outlined above)
  - Telephone bidding
  - Bidding on behalf

If you have any questions or would like to pre-registering please get in touch.

# Offer Information

31 COLOMBO STREET, WISHART

Full Name of Purchaser/s: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_ Mobile: \_\_\_\_\_

OFFER PRICE: \_\_\_\_\_

## TERMS AND CONDITIONS

Building and Pest Due: \_\_\_\_\_

Finance Due: \_\_\_\_\_

Settlement: \_\_\_\_\_

N.B. Our office will be in touch to finalise your formal offer prior to presenting.





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