



16 Coventry Place, Wishart

 4  2  2  1  766 m²

Massive 350m² Lowset Home in The Sovereign Gardens Estate

16 Coventry Place is located in the Sovereign Gardens Estate in Wishart. This home falls in the Mansfield State High School and Wishart State School catchment. The lowset brick home was built by Courage Homes and has a large 24m frontage with a paved driveway and a beautifully landscaped front yard. The pavements feature around the entire house. The home is 350m² internally on a flat rectangular block.

As you enter the 2.7 metre ceiling house you will find a formal lounge on your right, which leads to a formal dining area, a large walk-in storage room on your left and straight will lead to the main entertaining area. This open plan area is where you will spend most of your time with the lounge, dining and kitchen in one space. This area leads out to the spacious patio that can cater for a large group of people.

This space looks out to the solar heated salt water swimming pool which is surrounded by tropical plants.

The home is equipped with a split system air conditioning unit, ducted vacuum, four channel security system which can be connected to automatic emergency or security company phone calling system.

There are four spacious bedrooms each with ceiling fans and built-in robes. The guest bathroom has a separate shower, bathtub and a large mirror. The toilet is an offset powder room with its own vanity and mirror.

The master bedroom has a walk-in wardrobe as well as an offset built-in robe. The ensuite also has an extra large mirror, double basin and plenty of vanity storage space.

The remote double lock-up garage has an offset workshop which can be used for hobbies or an office space. This home has multiple storage spaces!

Features:

- Four burner electric cooktop
- Microwave
- Tile splash back
- Dishwasher
- Large pantry
- Two skylights
- Timber blinds throughout
- Multiply storage spaces
- Salt water inground swimming pool

Extra Features include:

- 6000 Litre water tank and pump
- Rain bird irrigation system
- 5.6k/w solar electricity system (10 mini inverters with a 25yr guarantee)
- Toshiba reverse cycle split system inverter A/C
- Sensor security light front and rear
- Lux ducted vacuum cleaner system
- Fully insulated
- Large workshop off the garage with plumbing and a sink
- 2.2m x 1.3m garden shed
- Stereo speakers in patio ceiling and TV room
- TV outlets in family room, formal lounge, master bedroom and one guest bedroom
- 2.7 ceilings throughout
- Pot plants

Neighbourhood Facilities:Education:

- Wishart State School & Mansfield State High School Catchment Area
- Short walk to 4 schools, St Catherine's Primary, Wishart State School, Brisbane Adventist College and Mansfield State High School

Transport & Shopping Centres:

- Short walk to bus stop on Ham Rd (185) and Mt Gravatt-Capalaba Rd (180, 186 & P179) taking you to Garden City & the city
- Short walk to Wishart Shopping Village
- Short drive to Westfield Garden City
- Easy access to Gateway & Pacific Motorways

Facilities:

- Short walk to playground on corner of Frinton St & McCarron St
- Short walk to Sovereign Gardens Park which has basketball court, picnic grounds, playground and dog off leash area

Come and inspect before it's too late!

Your Agent,

Henry Wong

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16 Coventry Place, Wishart



4



2



2



1



766 m²

Sovereign Gardens 住宅區內 350 平方米單層大宅

Coventry 街 16 號位於 Wishart 區的 Sovereign Gardens 住宅區內。它屬於 Mansfield 國立中學和 Wishart 國立小學的學區。這棟單層磚房由 Courage Homes 修建，24 米超寬臨街面，磚面行車道和擁有美麗的園藝景觀的前院。整個房屋都鋪有完好的磚面路。這棟擁有 350 平方米建築面積的大宅坐落在平坦的長方形地塊上。

當您進入這棟擁有 2.7 米高天花的大宅時，右手邊是主客廳，通向主飯廳；左手邊是一個大型的步入式儲藏室，通向主要的娛樂區域。這個開放式的區域包括起居室，飯廳和廚房。並可通向戶外寬敞的庭院，這裡可容納很多人。

戶外庭院俯瞰被熱帶植物環繞的太陽能加熱的海水泳池。

這棟房屋配有分體式空調，中央吸塵，4 個感應式安全警報系統，可連接到自動應急或者安全警報公司電話呼叫系統。

4 間寬敞的臥室均配有吊扇和入牆式衣櫃。主衛浴帶有獨立淋浴，浴缸和大鏡子。獨立的衛生間配有洗手台和鏡子。

主臥室帶有步入式衣帽間和另一個入牆式衣櫃。衛浴套間配有超大鏡子，雙洗手盆和充足的儲物空間。

遙控雙車位車庫帶有一個獨立的工作間，可用於愛好工作室或辦公空間。這棟大宅擁有多個儲物空間！

特點:

- 4 孔電爐灶
- 微波爐
- 瓷磚防濺板
- 洗碗機
- 大型儲物間
- 2 個天窗
- 竹百葉窗
- 多個儲物空間
- 鹹水入地式泳池

其他特點:

- 6000 升雨水儲水桶和水泵
- 雨鳥灌溉系統
- 5.6 千瓦太陽能電力系統 (10 個小型逆變器, 25 年質保)
- 東芝逆循環分體式空調
- 房屋前後裝有感應燈
- Lux 中央吸塵系統
- 整屋裝有隔熱層
- 車庫後面有大型工作間, 帶有水管和水槽
- 2.2 米 x 1.3 米園藝工棚
- 庭院天花板和電視房裝有環繞立體聲
- 家庭房, 主客廳, 主臥室和另外一間臥室裝有電視天線接口
- 整屋為 2.7 米高天花
- 盆栽植物

附近設施包括:

教育:

- Wishart 國立小學和 Mansfield 國立中學的學區房
- 短途步行可至附近的 4 所著名學校, St Catherine's 小學, Wishart 國立小學, 布里斯本基督學校和 Mansfield 國立中學

交通及購物中心:

- 短途步行可至位於 Ham 路 (185) 和 Mt Gravatt-Capalaba 路 (180, 186 & P179) 上的公交車站, 搭乘公交車前往 Garden City 和布里斯本市中心
- 短途步行可至 Wishart 購物村
- 短途驅車可至 Westfield Garden City 購物中心
- 輕鬆可至 Gateway 和 Pacific 高速路

設施:

- 短途步行可至位於 Frinton 街和 McCarron 街交匯處的兒童遊樂場
- 短途步行可至 Sovereign Gardens 公園，內有籃球場，野餐區，兒童遊樂場和狗公園

事不宜遲，馬上預約看房吧！

Your Agent,

Henry Wong

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24m Frontage

TOTAL LIVING AREA : 350.7m²

16 COVENTRY PL, WISHART

*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*

Wednesday, 30 May 2018

To whom it may concern,

APPRAISAL OF RENTAL VALUE 16 COVENTRY PL WISHART

Thank you for the opportunity to appraise your property for its rental value. In our opinion the property would rent in the current market for the sum of **\$640 - \$680 per week**.

When assessing the rental value of a Property, we take into account factors that assist in leasing your property promptly. This includes comparison of similar properties, current vacancies and market trends compared to other properties on realestate.com.au. Obtaining a realistic rental value ensures that your Property is let as quickly as possible for a better financial return on your investment.

A range of rental value is provided so that you can make a sound decision based on your personal situation. The higher figure represents a rental which may be achieved given time, and may be used to test the market. The lower figure is one which may appeal to a Tenant quickly. Somewhere in between would be considered a reasonable market value to locate a suitable Tenant in a reasonable time frame.

It may depend on your personal situation as to the rent asked. If you require a Tenant urgently it may be better to consider starting at the lower figure appraised. You may choose to test the market to see if the higher figure can be achieved and see what feedback Tenants inspecting provide. In the current tight rental market, we would need to be proactive and adaptable to pricing to meet the market. We will keep you informed.

Our feedback to you is important so that we can both make practical and informed rental assessments and vary the rental amount as needed. Lessors using our management services are provided with a regular appraisal at the end of each lease or annually, whichever comes first. If possible, we aim at achieving a higher rent for Lessors although this depends on many factors such as the condition of Property and the market activity.

Our team would be delighted to manage your investment with your individual needs in mind. I will be in contact in the near future however, if in the meantime, I can answer any questions, please contact me on 07 3843 1355 officeuv@remax.com.au

Yours faithfully



Melissa Moriarty
Senior Property Manager

RE/MAX UNITED VISION

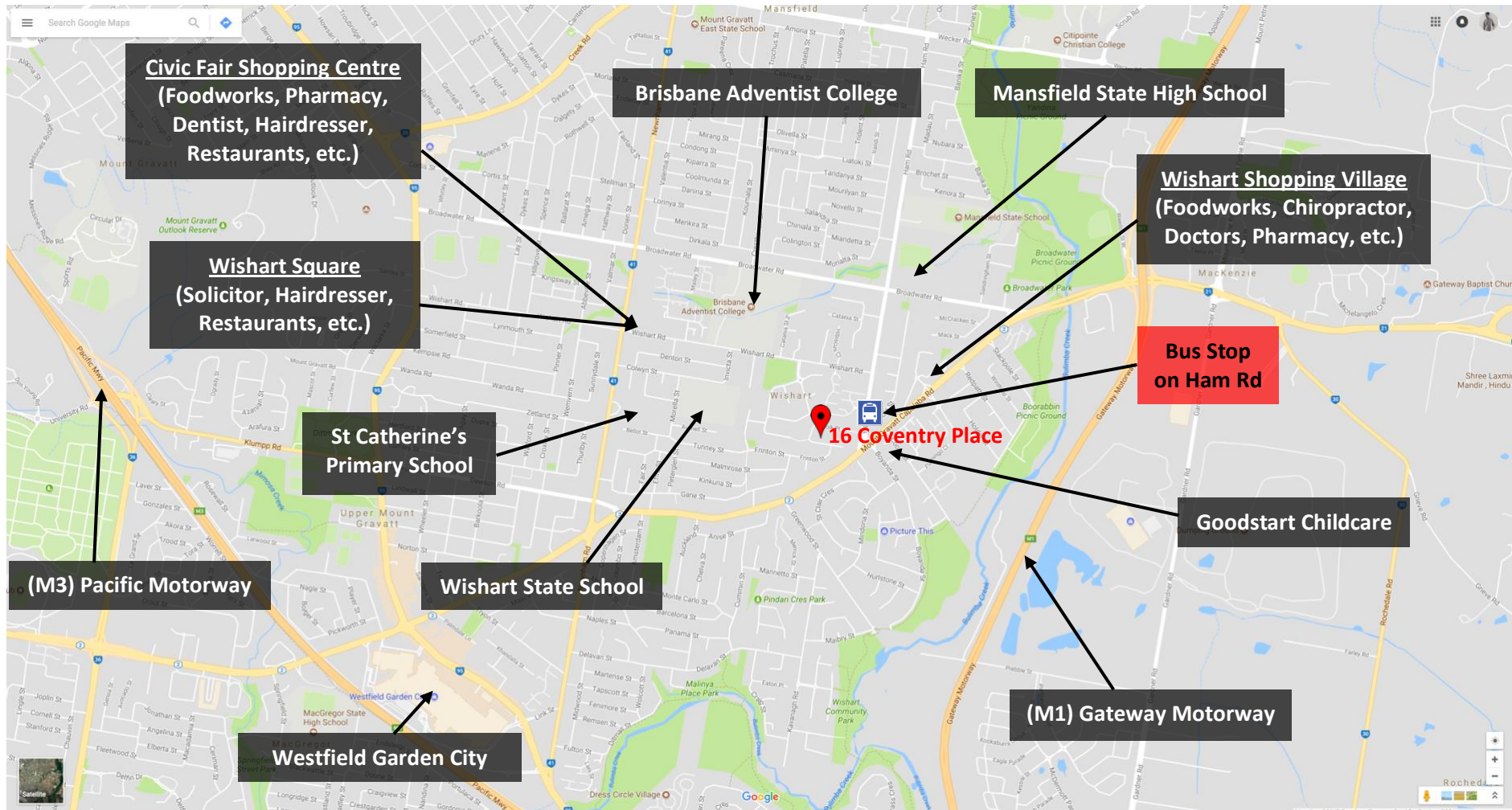
Disclaimer:

This appraisal has been prepared on what we perceive as fair market value. Although every care has been taken in arriving at this figure, we believe it is a fair market appraisal in this current rental climate. Prices may vary depending on tenant demand.



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16 COVENTRY PLACE, WISHART



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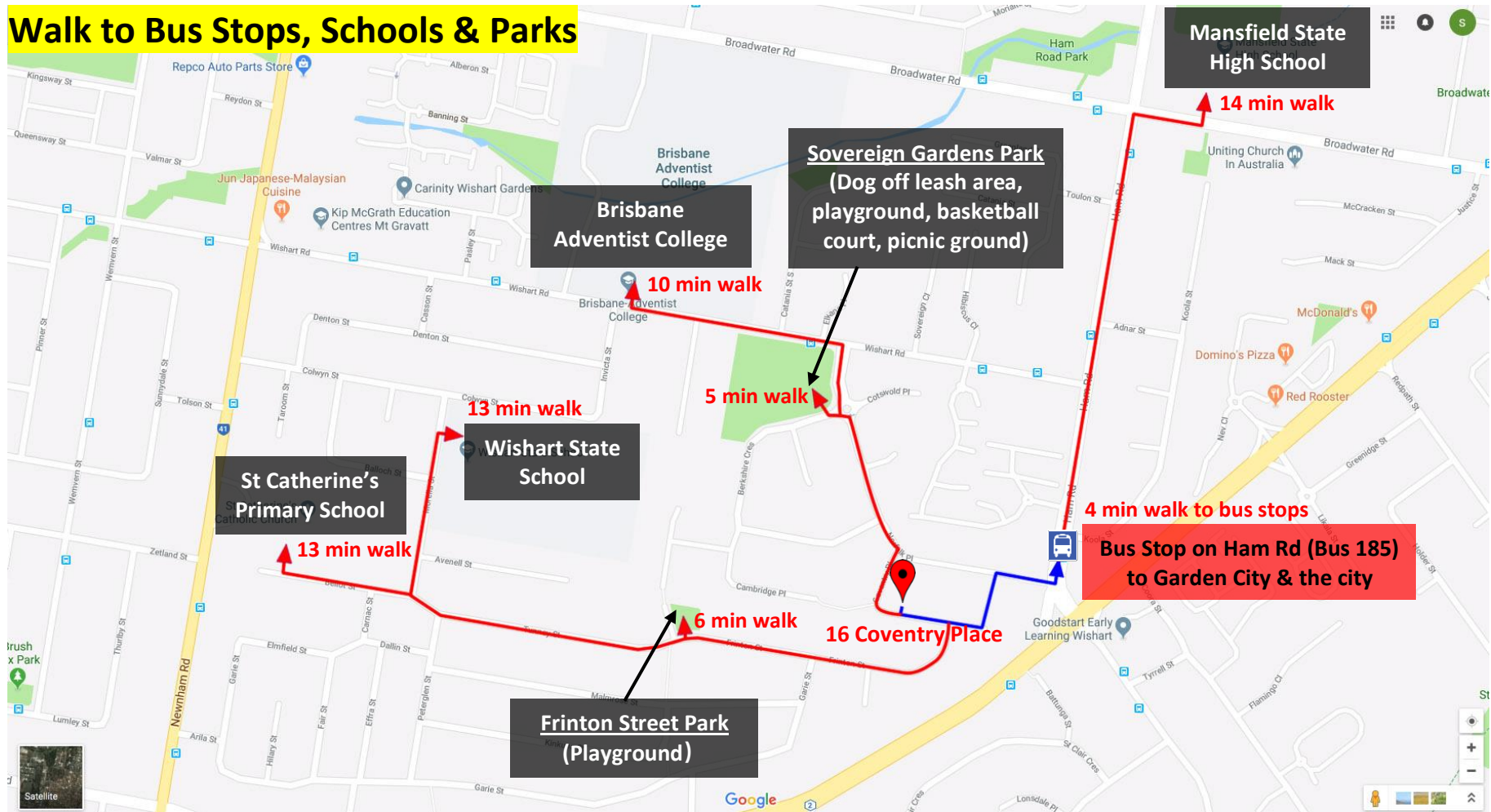
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The information contained herein are believed to be accurate at the time it is written. We do not warrant its correctness and no liability whatsoever is accepted by us for any error or admission or any other account.

16 COVENTRY PLACE, WISHART



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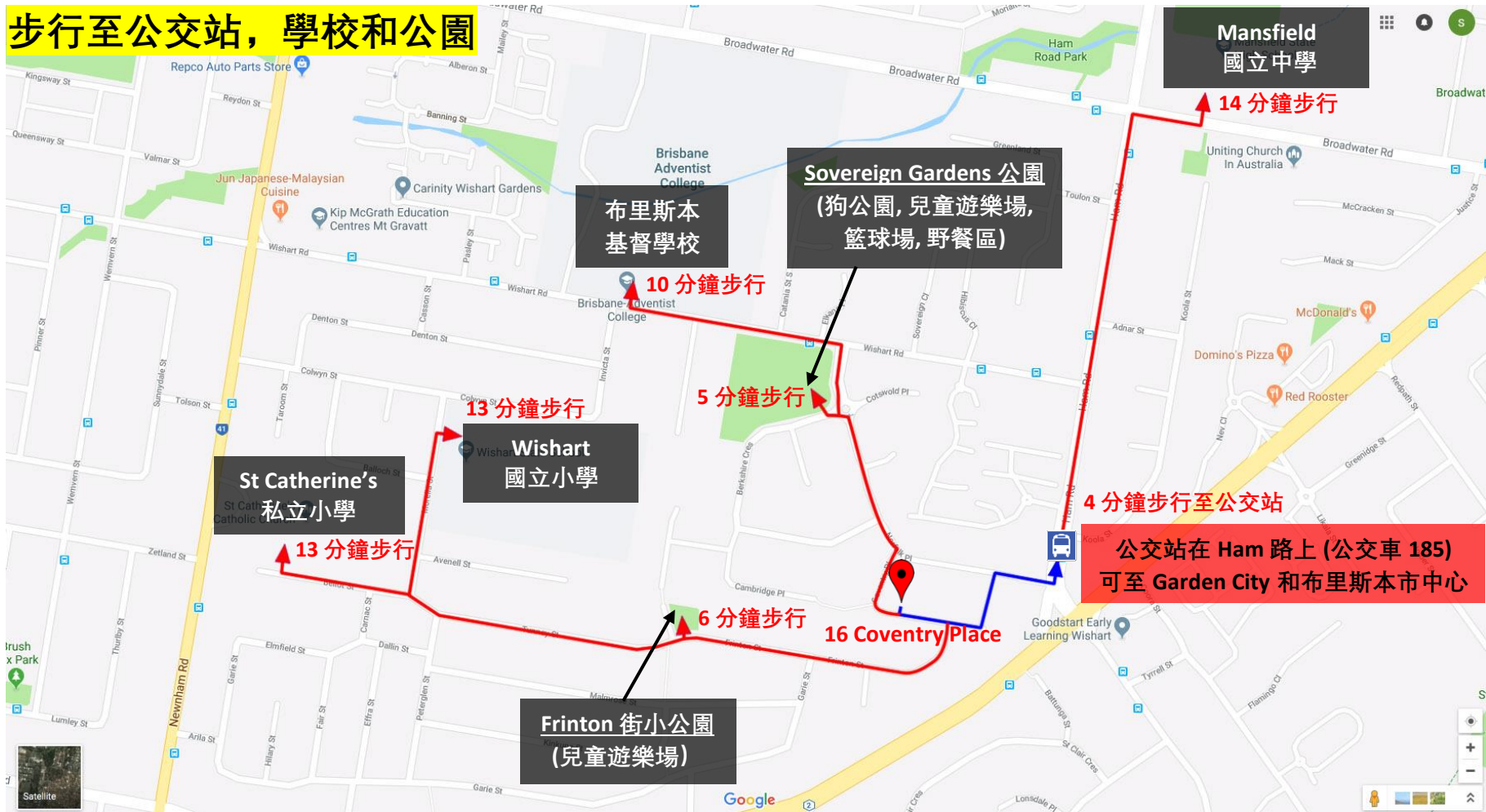
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16 COVENTRY PLACE, WISHART

步行至公交站，學校和公園



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COVENTRY PL

WHAT'S IT LIKE LIVING IN THIS NEIGHBOURHOOD?



'I love all the trees in the estate. The coventry place is so nice and quiet, safe for kids as there is only one entry to the estate. I have lived here for 10 years.'

- Col, Neighbour



'We have really nice neighbours, we built our home 18 years ago. There is nothing to dislike about the area.'

- Marie, Neighbour



'Great location, close to everything. Easy access to the highway and both private and public schools are very close. We have lived here for over 20 years.'

- Dallas, Neighbour



'I like how peaceful it is, we have lived here for a very long time.'

- Neighbour



'We have been here for many years and plan to stay - that says enough about the area.'

- Neighbour





'I like taking the kids to the park - my daughter goes to the Wishart primary school which is fantastic.'

- Neighbour



王德霖

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COVENTRY PL

在這個街區內生活是什麼感受？



‘我愛小區裡成片的綠樹。Coventry街非常安靜美好，對於孩子們來說非常安全，因為小區只有一個出入口。我已經住在這裡10年了。’

- Col, 鄰居



‘我們有非常友好的鄰居。我們是18年前建的我們的家。對這個街區沒有什麼不滿意的。’

- Marie, 鄰居



‘很棒的地理位置，靠近一切設施。很容易上高速公路，而且私立和公立學校也都很近。我們在這裡住了超過20年了。’

- Dallas, 鄰居



‘我喜歡這裡的寧靜，我們在這裡住了非常非常久了。’

- 鄰居



‘我們住在這裡很多年了並且打算一直住下去 -- 這已經說明一切了。’

- 鄰居





‘我喜歡帶孩子們去公園 -- 我的女兒在Wishart公立小學上學，那個學校棒極了。’

- 鄰居



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