






2D Mansfield Drive, Beaconsfield

3  2  2 

Your Complete Beaconsfield Lifestyle & Investment Package - Very Rare to Find NOW!

FOR SALE

Offers from \$599,000

AGENTS

Joe Morabito

0419 157 069

joe.morabito@ljhooker.com.au

AGENCY

LJ Hooker Mackay Group

(07) 4962 3535

2D Mansfield Drive. (Investment with \$620 per week return). Future growth potential plus a long-term tenant due to easy care villa style allotment from access roadway (5x homes). Superbly maintained since completion in late 2013, boasting the quality and finish of a modern build.

Note! Due to a long-term tenant in the property. Please view the Plan of Home - 3-D Virtual Tour - Videos supplied (agent) & Photography AS via owner request, all intending viewers of the home are to supply pre-approval via their bank, and if cash, supply a pre-approval letter from the bank stating funds to the asking price + (Must be emailed to the seller agent before arranging inspection).

Classic design separates the master bedroom from bedrooms 2 & 3 with walk-in robe & ensuite. Modern main bathroom offering both a separate shower and full-size bath near beds 2 & 3 (Refer to floor plan).

With ample space the home continues to be a great rental. It has been professionally managed from day one, with flawless tenancies

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

and meticulous maintenance ensuring it has always been kept in excellent condition.

Impressive buying real estate even if only due to its proximity to schools, shopping, and even though the location is central to many important government infrastructure, 2D Mansfield Drive is a secure, safe, high and dry location in a family-friendly area. The property is close to parks and sporting facilities, plus has easy access to major roadways without the 'Legoland' feel in most new suburbs.

Features and benefits of the home,

Large double garage with space storage robe (refer to plan)
Galley Style kitchen including Linen & Pantry - B/Bar +Sink
Open plan living, Kitchen - Dining - Lounge - Patio (Private)
Air conditioning to living and Bed 1 & 2 (Fanned throughout)
Back + Side easy care yard with 6ft timber fence (refer 3-D)
Built late 2013 (only 12 years old), modern design and fresh presentation

Located to School- Shops- Work & Easy access to roadway
Long-term tenant (unique home as its tenants want to stay)
Solid Besser brick construction + Render & Colorbond roof
Potential for Rental Increase at Next Lease 4th August 2026

The benefit of this property is its color palette and styling, It's a home that was built for a purpose, which is easy care living or rental, with use of a 3-bedroom & 2-car garage.

Other suburban homes are selling in the 600+ areas for much less. We have a 3 Bedroom with en-suite plus x2 - car garage with its own private yard, compared to a 3 bedroom 1-car garage and very little space, and still a distance further with less rental return per week being achieved.

This home, based on its NETT factor, is around 5.2% area (Perfect for the Investor). Refer to the Virtual Tour in advert plus plan of the home (Agent can also supply videos of the home to back up the items mentioned - FaceTime prior to signing of offer welcomed) - All offers via contract of sale with Multi Offer paperwork expected - My seller reserves the right to wait 7 days for offers made.

Priced at 'Offers From \$599,000' Contact Joe Morabito of Lj Hooker for further information.

Location shots and use of furniture (real or virtual) are for visual display purposes (refer to the Virtual Tour of the property for accurate on-the-day conditions & videos created via the selling agent).

All information has been obtained from the seller. The agent/s cannot verify their accuracy and do not give any warranty as to errors or omissions, if any, in these particulars. Prospective purchasers should satisfy themselves by inspection and making their own inquiries or otherwise as to the accuracy of the particulars.

MORE DETAILS

Property ID F9JHUG
Property Type House
Land Area 304 m2

Joe Morabito 0419 157 069
Real Estate Agent | joe.morabito@ljhooker.com.au

LJ Hooker Mackay Group (07) 4962 3535
2/55 River Street, MACKAY QLD 4740
mackaygroup.ljhooker.com.au | mackaygroup@ljhooker.com.au



2D Mansfield Drive Beaconsfield

This floor plan is a general guide only. It is not intended to be used as a contract or for Australian purposes only. Lj Hooker gives no guarantee, warranty or representation as to the accuracy of this floor plan. All enquiries must be directed to the agent, vendor or party representing the floor plan.



LJ Hooker

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker