



36 Swanson Street, Mango Hill

## Modern Family Living in Sought-After Capestone Estate

Positioned in the highly desirable Capestone Estate, this well-appointed home offers the perfect blend of comfort, space, and lifestyle. Designed for growing families and savvy buyers alike, you'll enjoy multiple living zones, quality inclusions, and a generous backyard ideal for entertaining or relaxing.

### Property Features:

- 4 spacious bedrooms with built-in robes
- Master bedroom with private ensuite
- 2 well-appointed bathrooms - including ensuite
- Double lock-up garage with internal access
- Separate laundry for added convenience
- Modern kitchen with ample storage and bench space
- Open-plan living and dining area
- Additional media room / second living space
- Ducted air-conditioning throughout
- " Ceiling fans throughout for year-round comfort
- " Good-sized backyard —perfect for kids, pets, or entertaining

Located just moments from parks, schools, shopping, and transport, this is an opportunity to secure a quality home in one of Mango Hill's

4  2  2 

**FOR SALE**  
Offers Over \$1,100,000

**VIEW**  
By Appointment

**AGENTS**  
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dtaylor@ljhgc.com.au

**AGENCY**  
LJ Hooker Nerang  
(07) 5581 4422

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**

most popular communities.

Current tenants are paying: \$700pw until end August '26  
New rental appraisal : \$750pw - \$800pw  
Council rates: approx. \$626 per quarter  
Water rates: \$550 per quarter

Move in, relax, and enjoy the Capestone Estate lifestyle!

- 12.8ha lake and parklands at your doorstep
- Landscaped gardens, dog park & shaded outdoor areas
- Enjoy cool bay breezes year-round
- 2.5km lakeside walking & bike trails
- Close to Capestone Village for shopping & dining
- Near St Benedict's Catholic College & childcare facilities
- Walking distance to Mango Hill East train station
- Easy rail access to Brisbane CBD
- Approx. 40 mins to Brisbane CBD
- Approx. 55 mins to Sunshine Coast beaches

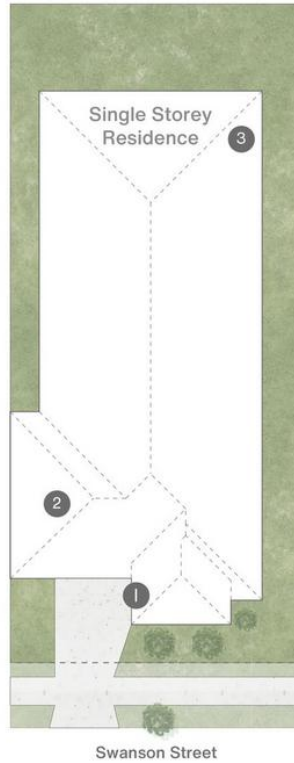
## MORE DETAILS

Property ID	5HTTF41
Property Type	House
Land Area	448 m2
Including	Air Conditioning Outdoor Entertaining Built-in-Robes

**Debbie Taylor 0400 086 228**  
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- 1 Under Cover
- 2 Garage
- 3 Patio

36 Swanson Street **MANGO HILL**

4 | 2 | 2 | 189m<sup>2</sup> | 448m<sup>2</sup>



**DISCLAIMER**  
 This is not a legal document; all measurements and dimensions are approximate and are subject to errors, omission or misstatement. No liability will be accepted. Plans are shown for marketing purposes only.