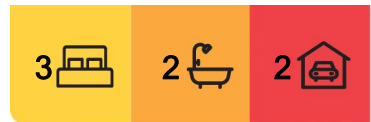


Mansfield, 10 Banika Street

SOLD BY THE GILLESPIE TEAM



A short stroll to Mansfield Primary and Mansfield State High School. Only 400m past leafy Yandina Park to Citipointe Christian College, this solid brick beauty blends the character charm of original raked ceilings with a fashion-forward all-new kitchen and 2 stylishly remodelled bathrooms.

Highlights:

- Combined living/dining area off entry with A/C, 3.3m raked ceilings, chic hybrid flooring
- More exposed timber raking through a tiled kitchen and adjacent family room
- Gourmet kitchen with 'marbled stone' benches, electric mod cons, swish tapware
- 3 fan-cooled carpeted bedrooms with BIRs
- Renovated master ensuite and main bathroom (shower & tub) with full height tiling

Putting its best foot forward after a fresh coat of interior paint, this welcoming home enjoys abundant natural light through plentiful screened windows and glass sliders.

For Sale
Please Call

View
ljhooker.com.au/B2EYF4R

Contact
Bailey Atherton
0410 724 362
baileyatherton@ljhpp.com.au
Karl Gillespie
0411 599 850
karlgillespie@ljhpp.com.au



LJ Hooker Property Partners
07 3344 0288

Disclaimer: 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.

The fantastic new kitchen sits between the hybrid floored living/dining area out front and a tiled family room. Soaring 3.3m raked ceilings grace both social spaces, and each has twin sliding doors to the outside. The living/dining opens onto a 42m² (approx.) covered alfresco entertaining patio, while the family room is the quickest route to playfriendly lawns in the fenced backyard.

Brand spanking new, the gorgeous kitchen will be the big drawcard for the chef in the household. Well-appointed with modern appliances including dishwasher, electric cooker/oven and rangehood - its star power is its crisp white cabinetry and divine stone benchtops.

The 3 bedrooms run front to back, each carpeted with a ceiling fan for airflow and sliding door storage. The master sits off the living room and has a chic space-savvy ensuite with frameless glass shower and modern vanity. The all-new family bathroom with a shower-over-bath combo and excellent vanity storage, sits off the laundry, with the toilet on its own.

Elsewhere on this easy-care flat block is secure carport accom for 2 vehicles and a workshed.

As for this location - well, they don't get much sweeter. Landing in the catchment for Mansfield State/State High School - your kids can easily walk to classes from here, with Citipointe Christian College even closer, and shopping options are a short drive at Mt Gravatt Plaza (5 minutes) and Westfield Mt Gravatt (9).

With so much to offer buyers raising families, this will be one hot property!

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

K & Q Investments Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 56 794 753 139/ 21 107 068 020



LJ Hooker Property Partners
07 3344 0288

Disclaimer: 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.

More About this Property

Property ID	B2EYF4R
Property Type	House
Land Area	551 m ²
Including	Air Conditioning Toilets (2) Alarm Courtyard Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Remote Garage

Bailey Atherton 0410 724 362

Co-Agent to Karl Gillespie | baileyatherton@ljhpp.com.au

Karl Gillespie 0411 599 850

Partner & Agent/Independent Contractor | karlgillespie@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109

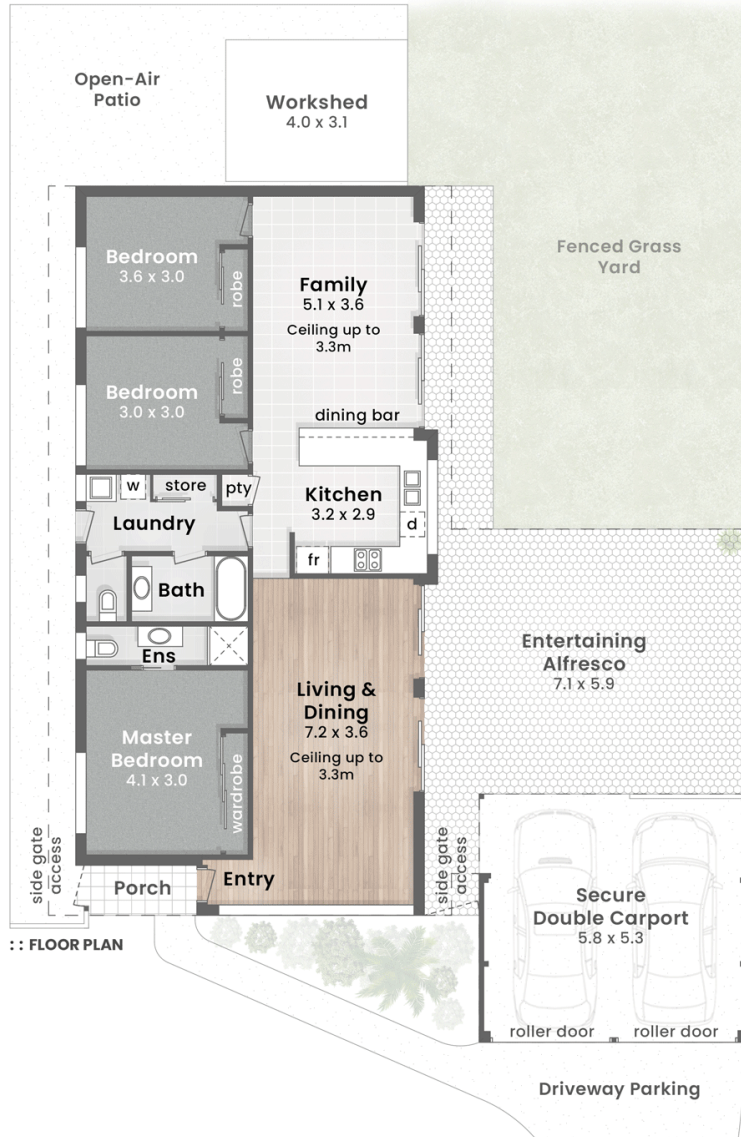
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au



LJ Hooker Property Partners
07 3344 0288

Disclaimer: 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.

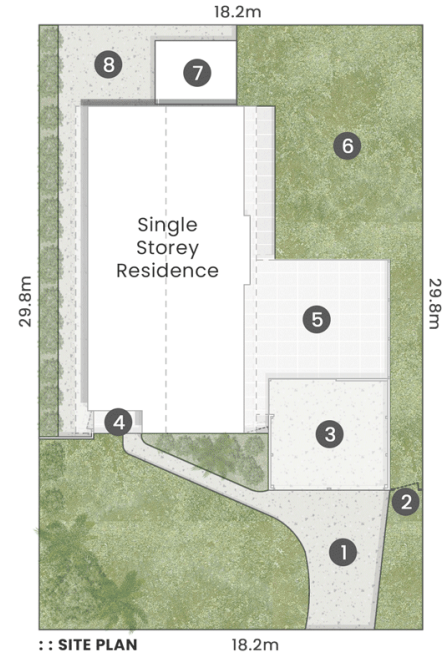
↑ NORTH



:: FLOOR PLAN

LEGEND

- 1. Driveway Parking | 2. Side Gate Access
- 3. Secure Double Carport | 4. Entry Porch
- 5. Entertaining Alfresco | 6. Fenced Grass Yard
- 7. Workshed | 8. Open-Air Patio



:: SITE PLAN

BANIKA STREET

LJ Hooker
Property Partners

10 Banika Street
MANSFIELD

Internal 123m² | Porch & Alfresco 48m² | Carport 33m² | **Total 204m²**

Workshed 13m²

551m² 3 Bed 2 Bath 2 Car + Off-Street

DISCLAIMER: This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of Pure Design Concepts. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken of building design. Find out more at puredesignconcepts.com.au

pdc.

LJ Hooker

LJ Hooker Property Partners
07 3344 0288

Disclaimer: 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.