



18 Laconia Street, Mansfield

## SOLD BY THE GILLESPIE TEAM

Finding a home that truly grows with your family is rare; finding one within the elite Mansfield Double Catchment is an opportunity that simply cannot be overlooked. Welcome to 18 Laconia Street: A highset, updated haven where versatility meets an unbeatable location.

### Highlights:

- Excellently positioned within the Mansfield State High and Mansfield State School catchments (Double Catchment)
- Freshly painted highset home on a rare 665m<sup>2</sup> east-facing block with mountain views
- 3 spacious bedrooms with a self-contained workshop at the rear, perfect for guests, extended family, or additional income
- Walking Distance to Aminya shops (200m) and bus stops

Perched on a generous 665m<sup>2</sup> east-facing block, this freshly painted residence captures the very best of its surroundings. The upper level welcomes you with light-filled living spaces that draw your eye toward the horizon, offering peaceful mountain views. The updated kitchen and living areas serve as the heart of the home, while three comfortable bedrooms with built-in robes and split-system air conditioning ensure a private retreat for every family member.

What sets this property apart is the exceptional flexibility offered by its

3 2 2

**FOR SALE**  
UNDER CONTRACT

### AGENTS

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Kosma Comino  
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### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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

layout. In addition to the spacious main residence, the property features a workshop at the rear--a goldmine for those seeking multi-generational living arrangements, a dedicated home office, or a savvy rental opportunity. The backyard itself is a private sanctuary, framed by established gardens and a courtyard, providing a secure space for kids and pets to roam.

The lifestyle on offer here is defined by convenience. Whether it's a 200m stroll to the Aminya Street shops for your morning coffee or an easy walk to local bus stops for a seamless commute, everything you need is within reach. With the property sitting firmly within both the highly sought-after Mansfield State School and Mansfield State High School catchments, your children's educational future is well-secured.

Welcome to the ultimate family opportunity delivering views, versatility and value. To secure your slice of Mansfield, contact Bailey Atherton or Karl Gillespie today.

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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

## MORE DETAILS

Property ID	B3VGF4R
Property Type	House
Land Area	665 m2
Including	Air Conditioning Toilets (2) Courtyard Dishwasher Built-in-Robes Secure Parking

### Bailey Atherton 0410 724 362

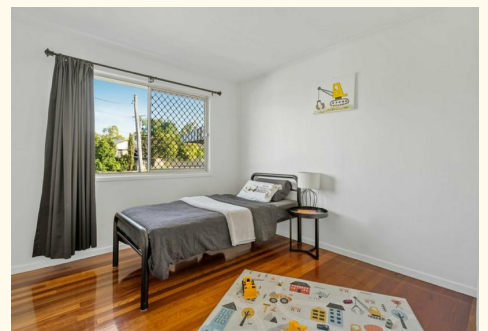
Lead Agent at The Gillespie Team | [baileyatherton@ljhpp.com.au](mailto:baileyatherton@ljhpp.com.au)

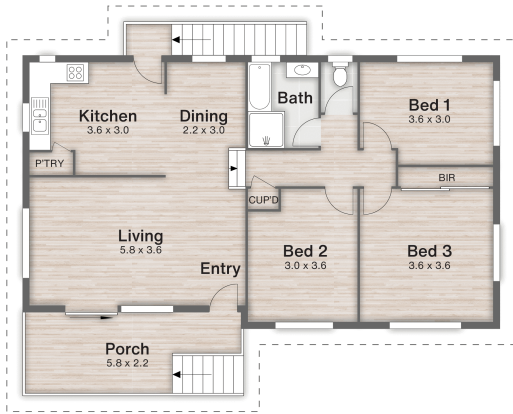
### Kosma Comino 0438 365 222

Partner & Agent/Independent Contractor | [kosmacomino@ljhpp.com.au](mailto:kosmacomino@ljhpp.com.au)

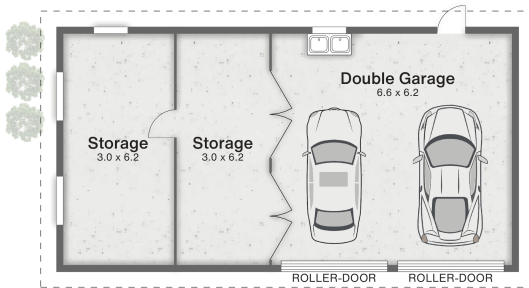
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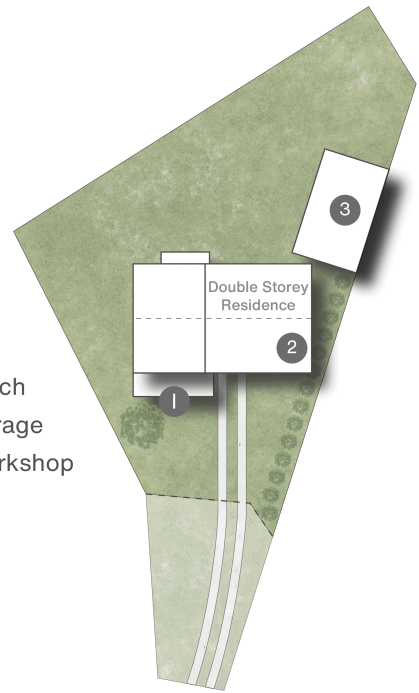
FIRST FLOOR



GROUND FLOOR



(Not In Position)



- 1 Porch
- 2 Garage
- 3 Workshop

Laconia Street

18 Laconia Street **MANSFIELD**

3 | 2 | 2 | 191m<sup>2</sup> | 665m<sup>2</sup>

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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