



451 Broadwater Road, Mansfield

A Grand Family Entertainer with Schools at Your Doorstep

Auction Location: Onsite & Online via Auctions Live

Summer afternoons by the pool, gatherings under the patio, and room for the whole family to spread out - this is the kind of home that makes everyday life feel like a holiday! Beautifully refreshed and impressively spacious, this grand two-storey residence brings together incredible entertaining, effortless family living, and an unbeatable schoolside address

Top 5 Features at a Glance:

1. Directly opposite Mansfield State High School, near Brisbane Adventist College.
2. Expansive 793m2 block with lush tropical gardens and generous outdoor living.
3. Modern kitchen, sparkling pool and enormous covered entertaining patio.
4. Freshly painted interiors, new carpets and beautifully refreshed throughout.
5. Grand two-storey home with five bedrooms and multiple spacious living areas.

5 3 2

AUCTION

Sat 14th Nov @ 10:30AM

VIEW

Sat 31st Oct @ 10:30AM - 11:00AM

AGENTS

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Interested parties must rely solely on their own enquiries.



Beyond its classic brick facade and flourishing front gardens, this substantial family home welcomes you with crisp white interiors, new carpets and a wonderful sense of space. Spanning two generous levels, the versatile floorplan offers multiple living and family rooms, a dedicated dining area and plenty of places to come together or enjoy a little peace and quiet. There's even a fifth bedroom downstairs, ideal for guests, a home office or growing families.

At the heart of the home, the modern kitchen is a real showstopper. With its sprawling stone benchtops, sleek white cabinetry and impressive freestanding gas cooker, there's plenty here to please anyone who loves to cook or entertain. Beautiful dark floor tiles bring warmth and character, while the adjoining dining and family spaces connect naturally with the outdoors.

Step outside and prepare to fall even more in love! Framed by lush tropical greenery, the magnificent swimming pool takes centre stage, accompanied by an enormous covered patio, a poolside timber deck and plenty of space for alfresco dining and lounging. Picture lazy summer afternoons, sizzling barbecues and laughter carrying into the evening as friends and family gather around the pool. It's a private backyard paradise made for Queensland living.

Upstairs, four comfortable bedrooms provide a peaceful escape, including the generous master suite with walk-in robe and ensuite. The remaining bedrooms feature built-in

storage, while a family bathroom with separate bathtub and shower caters beautifully to everyday routines. Downstairs, additional living areas and the fifth bedroom provide welcome flexibility.

Practical extras include split-system air conditioning, solar panels, electric & solar hot water, a water tank, garden shed, large internal laundry and double garage.

The location is a true standout. Positioned directly across from Mansfield State High School and just down the road from Brisbane Adventist College, early learning centres, shops and more, this address puts education and convenience front and centre. Forget complicated school runs - the location here is truly unbeatable!

With summer just around the corner, a poolside setting this good and schools practically on your doorstep, there's plenty to get excited about at 451 Broadwater Road. Come and see what makes this home so special - contact Bailey & Kosma 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	B5F3F4R
Property Type	House
Land Area	793 m2
Including	Air Conditioning
	Toilets (3)
	Pool
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Remote Garage
	Solar Hot Water

Bailey Atherton 0410 724 362

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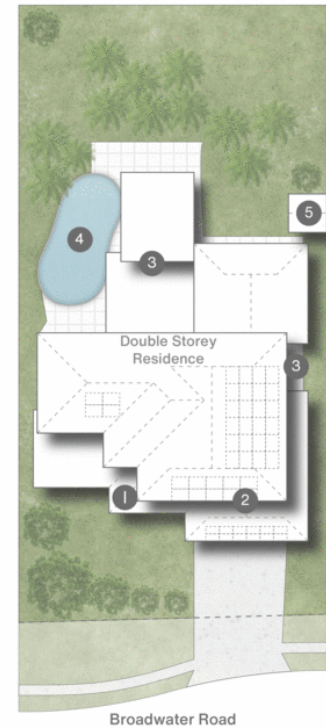
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451 Broadwater Road **MANSFIELD**

5 | 3 | 2 | 349m² | 793m²

LJ Hooker Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
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LJ Hooker