



499 Broadwater Road, Mansfield

## SOLD BY THE GILLESPIE TEAM




They say time is the one thing you can't buy, but living at 499 Broadwater Road, you might feel like you've found a loophole. Imagine a Monday morning where the usual frantic school run is replaced by a leisurely stroll, because you are situated literally seconds from the gates of Mansfield State High School.

### Highlights:

- Low maintenance lowset home on generous 577m<sup>2</sup> block
- Walk to Mansfield State High School and Mansfield State School just across the road
- Bright and spacious interiors; thoughtful zones for a lifestyle of ease
- Entertain outdoors on the expansive outdoor patio or lounge by the huge pool
- Conveniently close to parks, shops, and transport

Think about the hours lost sitting in school zone traffic or the exhaustion of maintaining an oversized, high-set timber home that constantly demands painting and repairs. Those are hours you could be spending watching the kids splash in the pool or enjoying a quiet coffee on the patio. In a fast-paced market, finding a home that solves the "maintenance vs. space" dilemma is becoming increasingly rare.

499 Broadwater Road is the antidote to the busy modern life. This

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**FOR SALE**  
Under Contract

### AGENTS

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### AGENCY

LJ Hooker Property Partners  
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

lowset brick-and-tile residence is the definition of "easy-care". Set on a generous 577m<sup>2</sup> block, it offers the elbow room your family needs without the burden of constant upkeep.

Step inside and feel the immediate relief of the reverse cycle air conditioning, a welcome sanctuary from the Queensland heat. The heart of the home flows seamlessly to a spacious outdoor patio, perfect for those long, lazy afternoon barbecues. Beyond the patio, a huge inground pool serves as the centrepiece of your private backyard, a secure, fully fenced haven where the only item on your weekend agenda is relaxation.

The sleeping quarters offer a quiet departure from the home's social hubs, providing a restful environment designed for total comfort. The master bedroom serves as a genuine retreat, while integrated built-in robes keep the space organized and serene. The additional bedrooms are equally well-appointed, featuring built-in storage and a flexible layout that easily adapts to your family's needs, whether that means cozy kids' rooms or a focused home office. Because the entire home is a single-level lowset, these rooms remain easily accessible and private, offering a peaceful sanctuary for every member of the household.

Offering a lifestyle of unparalleled convenience, this address places you exactly where you need to be. Trade the hectic school runs for a stress-free start to the day, being just seconds from the gates of Mansfield State High School and Mansfield State School. Venture into the lush greenery of Broadwater and Koola St Parks, as well as the scenic Wishart Nature Reserve, offering endless weekend adventures right at your doorstep. For daily essentials, Wishart Shopping Village is just around the corner, while a quick drive connects you to the retail hub of Mt Gravatt Plaza and the M1, ensuring the best of Brisbane is always within effortless reach.

Don't let this opportunity pass you by. Bailey Atherton and Kosma Comino are ready to help you make this Mansfield dream your reality at the upcoming auction. Contact the team today to start your new chapter.

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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 B4HJF4R  
Property Type House  
Land Area 577 m2  
Including Air Conditioning  
Toilets (1)  
Pool  
Courtyard  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Water Tank

**Bailey Atherton 0410 724 362**

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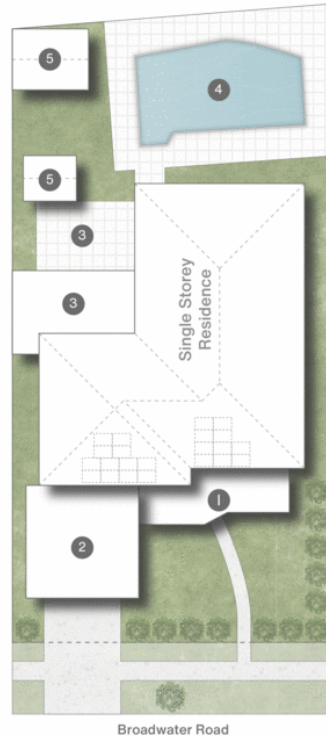
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- 1 Porch
- 2 Carport
- 3 Patio
- 4 Pool
- 5 Shed



499 Broadwater Road MANSFIELD

3 | 1 | 2 | 260m<sup>2</sup> | 577m<sup>2</sup>

**LJ Hooker** Property Partners

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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