

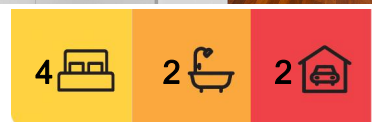
Mansfield, 57 Morialta Street

SOLD BY LACHLAN SMITH & BAILEY ATHERTON

Backing onto leafy Ham Rd Park and boasting an idyllic north-facing aspect, this air-conditioned four-bedroom highset is zoned for both Mansfield State School and Mansfield State High - each reachable on foot in a leisurely 6 and 9 minutes, respectively.

Highlights:

- Large outdoor covered timber deck & front balcony off an open plan living/dining/kitchen upstairs
- 3 carpeted beds upstairs + a large 4th bed/teen's retreat below with entries front & back
- Rich-toned timber flooring through kitchen/dining area & carpet in the adjacent lounge
- Multiple split-system A/C units through the living areas and bedrooms + ceiling fans
- Tenanted to May 2024 at \$630/week with latest rent appraisal between \$700-\$740/week
- 250m walking distance to Mansfield State High School



For Sale
Please Call

View
l.jhooker.com.au/B1PEF4R

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With Ham Rd Park providing a tree-lined backdrop, this place makes a welcoming first impression. Inside, a central entry passage, also conveniently accessed from the double garage, leads to the big downstairs bedroom (teen/uni student retreat) with its sitting area and private bathroom, or upstairs to the main indoor social space and other accommodations.

Like the living/dining area above, the downstairs bedroom has screened sliders opening to covered alfresco areas front and back; it's a fabulous set-up that allows for cross ventilation should you choose not to switch on the split-system A/Cs available on both levels.

A fan-cooled, window-rich carpeted lounge awaits on the upper landing, extending to a lovely balcony overlooking the front lawn, with the adjacent timber-floored dining room and kitchen opening onto a massive entertaining deck with access down to a lush lawned, private rear yard.

If you've ever wanted a party deck - this is it! Fully covered up top but with slatted timber balustrading providing great ventilation and gorgeous views through the tree-tops to the park, it's big enough to accommodate a big outdoor dining table plus a lounge or two - or clear out all the furniture and it's an instant dancefloor!

Just inside, the updated kitchen is well-placed to cater to an outdoor feast and equipped with all the mod cons you need for creating culinary delights. There's a good-size gas cooktop with a rangehood, under bench oven, dishwasher, dual sink with draining board, and abundant cabinetry including a substantial corner pantry.

The three upstairs bedrooms are on the opposite side of the connecting stairwell, sporting a mix of ceiling fans and A/C and sharing a bathroom with shower and bath, and a privately housed toilet.

As well as being a short walk to Mansfield State/State High Schools and Brisbane Adventist College - it's only a 3-minute stroll to 180 and 185 bus stops on Broadwater Rd. A short drive will have you at Mt Gravatt Plaza in 5 minutes for everyday essentials, or Westfield Mt Gravatt in 8 and Carindale in 10 - for more indulgent pursuits! Access onto the Gateway Motorway is also just 1.5km away, making airport pick-ups and coastal escapes a breeze!

This prize location will attract owner-buyers keen to set down roots inside the MSHS catchment so their kids can enjoy the continuity of quality local schooling from start to finish, before heading off to further tertiary education or to travel the world! For the same reason, high-calibre tenants will be happy to pay top dollar to secure this address, making it an equally attractive investment.

To make this yours, be sure to be in the game on auction day, if not before!

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Coopden Investments Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property



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More About this Property

Property ID	B1PEF4R
Property Type	House
Land Area	564 m ²
Including	Air Conditioning Toilets (2) Courtyard Balcony Deck Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Remote Garage

Lachlan Smith 0400 345 395

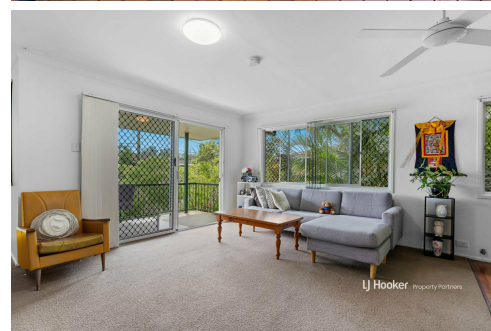
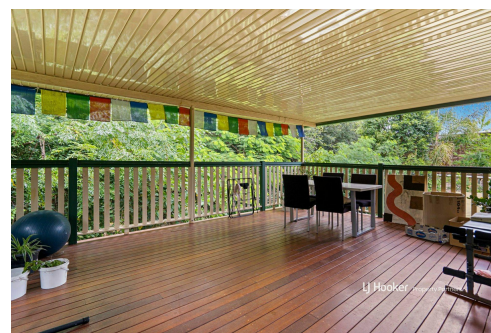
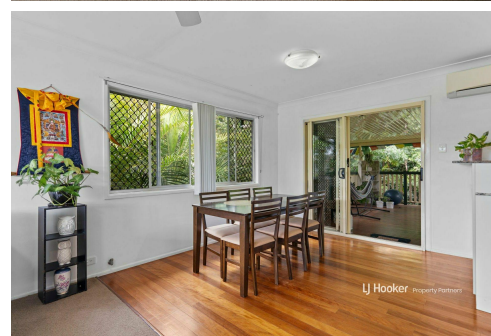
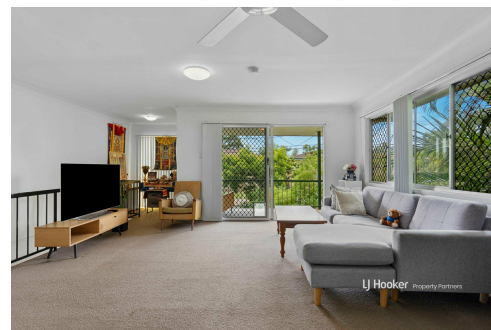
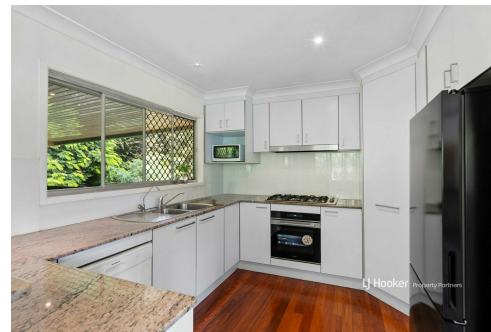
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MORIALTA STREET

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