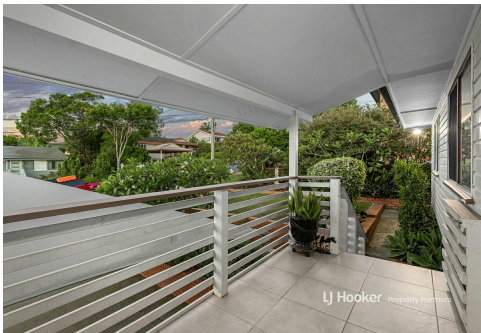
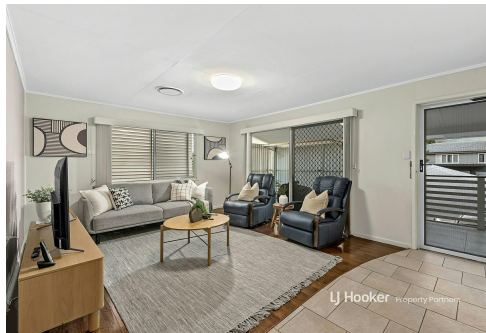




LJ Hooker Property Partners



LJ Hooker Property Partners



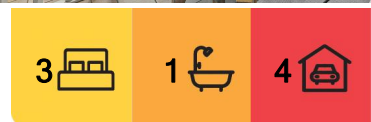
LJ Hooker Property Partners



LJ Hooker Property Partners

## Mansfield, 7 Mirang Street

SOLD BY THE GILLESPIE TEAM



In an elevated position on a quiet thoroughfare 8-minutes by bike to Mansfield State High, this c1970 timber highset is a 2 Minute Walk to local shops and buses. With renovation potential to modernise (STCA) and keep blending yesteryear charm with contemporary comfort.

### Highlights:

- Well maintained kitchen with electric cooker and dishwasher.
- Adjacent tiled meals area flowing through to a polished timber floored lounge with AC.
- Ducted Airconditioning throughout with plantation shutters in bedrooms.
- Shared family bathroom with vanity + shower, big space with update potential (STCA)
- Solar panels, double garage + 2 bonus shaded car spaces on drive
- Grassy yards with mature gardens

Currently appraised to return between \$650 and \$700/week, this is a must-view for



**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.

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B2TUF4R](http://ljhooker.com.au/B2TUF4R)

**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

investors as much as owner buyers - with scope (STCA) for both parties to further capitalise on this location by refurbishing the property, which could bump the rent or just make living here more luxe!

As is, this is a welcoming home with an interconnected living/dining/kitchen - the former with polished timber floorboards, as are the 3 bedrooms, the remaining spaces tiled for easy cleaning.

There's something calming about the soft Eucalpyt hue of the new kitchen cabinets and the timber handles which complement the rims of the bench tops. There's a stainless steel dishwasher, electric cooker/oven, and rangehood.

The bathroom is a good size space with the original I-shaped vanity and a glass enclosed shower. Leave as is or modernise if you wish with new cabinetry, tiles and hardware.

Lush lawns and blossoming mid-size trees and shrubs embrace the house and there's covered parking for up to 4, including a secure double garage underhouse + shadesail across the front drive.

Proximity to excellent schooling is a standout feature of this property with Mt Gravatt East State School a 10-minute walk, MSHS only 8-minutes on the treadingly - passing Brisbane Adventist College on the way, and the same distance to Citipointe Christian College. Equally, a short drive will get you to Mt Gravatt Plaza (3 minutes) and either Westfield Mt Gravatt or Carindale (8).

Secure a sweet slice of the south with a house that has potential to reach further heights (STCA).

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

<b>Property ID</b>	B2TUF4R
<b>Property Type</b>	House
<b>Land Area</b>	541 m2
<b>Including</b>	Air Conditioning Ducted Cooling Toilets (1) Courtyard Balcony Dishwasher Floorboards Built-in-Robes Secure Parking Solar Panels Water Tank

### Bailey Atherton 0410 724 362

Lead Agent at The Gillespie Team | baileyatherton@ljhpp.com.au

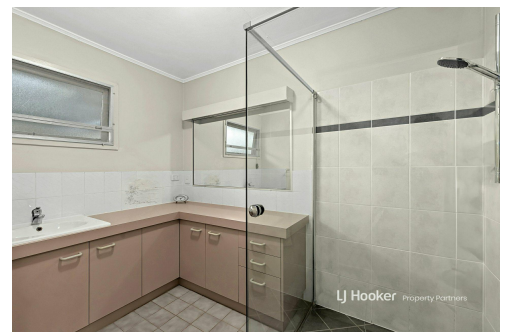
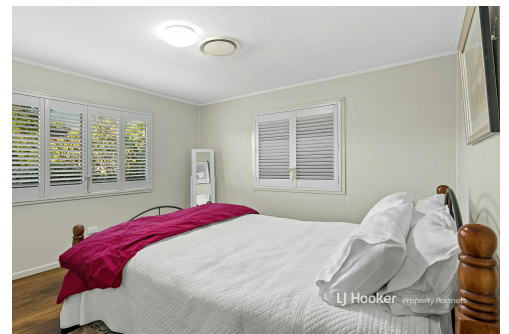
### Karl Gillespie 0411 599 850

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

### LJ Hooker Property Partners 07 3344 0288

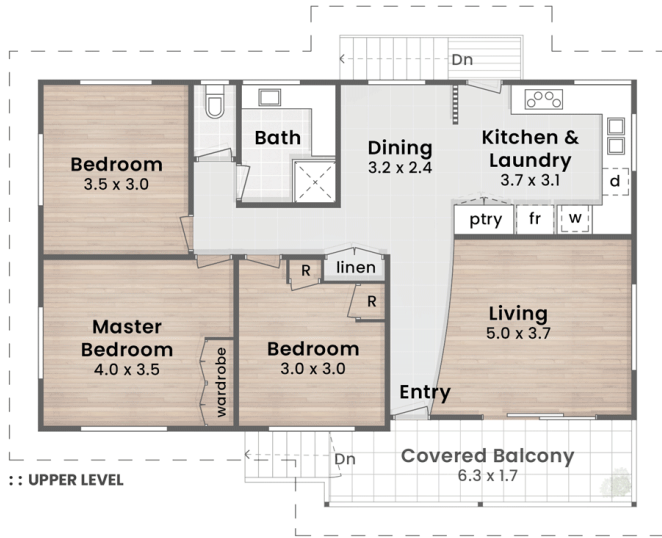
25 Pinelands Road, SUNNYBANK HILLS QLD 4109

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



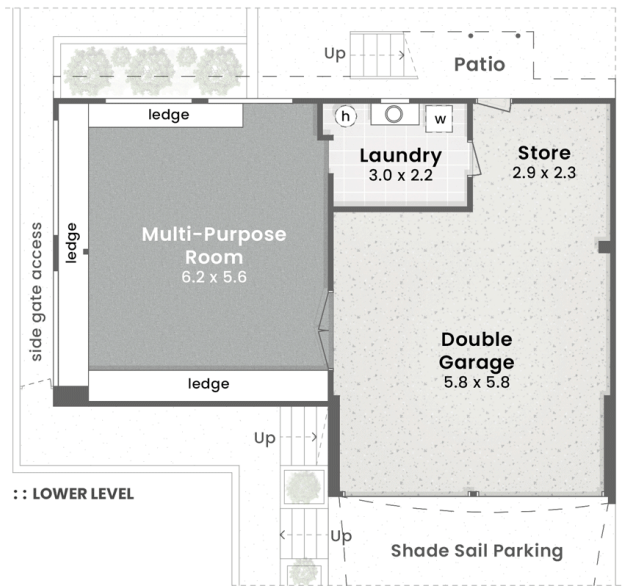
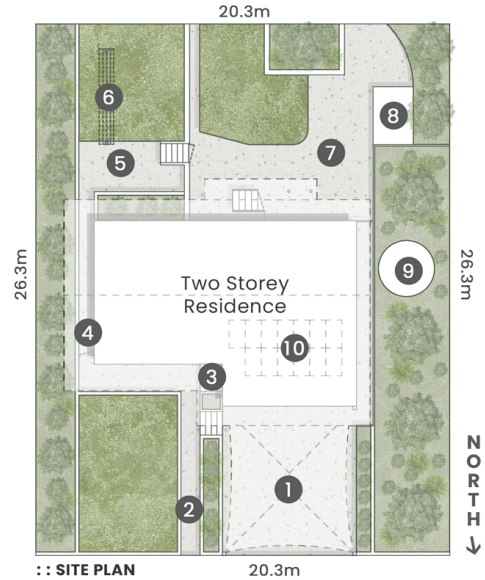
**LJ Hooker Property Partners**  
07 3344 0288

**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.



**LEGEND**

- 1. Shade Sail Parking
- 2. Entry Pathway
- 3. Stairs to Entry Balcony
- 4. Side Gate Access
- 5. Drying Court
- 6. Clothes Line
- 7. Open-Air Patio
- 8. Garden Shed
- 9. Water Tank
- 10. PV Solar Panels



MIRANG STREET

**LJ Hooker**  
Property Partners

7 Mirang Street **MANSFIELD** Upper Internal 90m<sup>2</sup> | Lower Internal 86m<sup>2</sup> | Balcony & Deck 13m<sup>2</sup> | Total 189m<sup>2</sup>

54m<sup>2</sup> 3 Bed 1 Bath 2 Car + Shade Sail Parking

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](http://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.