











# Mansfield, 78 Mingera Street

## SOLD BY KOS COMINO & EMILY XIONG

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What a fantastic opportunity to secure your place in the highly sought-after Mansfield area! This generous elevated 582 sqm block boasts great street presence and a large backyard, perfect for those looking to renovate or build their dream home. The spacious three-bedroom layout is ready for a refresh, offering amazing views from the sunroom. Within the renowned Mansfield High catchment, and just a short walk to buses, shops, and parks, and close to major motorways, this property offers both convenience and potential.

Features:

- Generous elevated 582 sqm block with great street presence and a large backyard
- Spacious three-bedroom layout, ready for a refresh and benefiting from amazing views from the sunroom
- Renovate or detonate to make way for your dream home!
- Within renowned Mansfield High catchment

**For Sale**
Please Call

**View**
ljhooker.com.au/B21PF4R

**Contact**

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LJ Hooker

**LJ Hooker Property Partners**
**07 3344 0288**

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We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- Walk to buses, shops, parks, and more, and effortlessly close to major motorways

Positioned at the heart of Mansfield, this property is metres from buses, childcare, and the local primary school, making it effortless for young families. Respected private and public schools, including the renowned Mansfield High, are all a short walk away. Nearby parklands, local shops, and the local TAFE create the perfect environment for families of all ages and needs. With Westfield Mt Gravatt just minutes away and major motorways providing easy access to the city and beyond, this location is both convenient and desirable.

Distances to Key Amenities:

- 550 m to bus stop
- 700 m to Mount Gravatt East State School
- 800 m to Piptree Early Learning Mount Gravatt East
- 1 km to Green Eggs Early Childhood Centre
- 1.1 km to Grenville Park
- 1.1 km to Brisbane Adventist College
- 1.2 km to Seton College
- 1.4 km to TAFE Queensland Mount Gravatt
- 1.6 km to Civic Fair Shopping Centre
- 1.8 km to Mansfield State High School
- 3.8 km to Westfield Mt Gravatt

Situated nicely elevated on a quiet suburban street with a wide frontage, this sturdy double-storey brick residence with timber-cladding presents a superb street presence. The home is ready for a modern renovation, or you could simply knock it down and start fresh. There is plenty of driveway parking available, along with a double garage that comes complete with surplus storage space and a handy multipurpose room that could be used as a rumpus, workshop, or games room.

Up the external set of stairs, you'll gain entry into the main living areas which offer delightful air conditioning and beautiful distressed timber floors that would look stunning with a nice fresh buff. Ready for dining or lounging, these areas both connect to a sunroom which would make the ideal reading nook or study with gorgeous views over the district and mountains beyond.

The kitchen sits off in a corner and presents home cooks with plenty of storage space. Well-appointed and in good original condition, this kitchen could be revamped or completely replaced with your own bespoke design.

Out the back door and down a set of stairs, you'll find a generous patio perfect for alfresco entertaining. It looks out over the large, fenced backyard where established trees offer soothing shade and lots of lawn allow little feet and paws to roam freely and safely.

Returning upstairs, you'll find three timber-floored bedrooms, two with built-in robes and all with access to the original bathroom and a handy separate water closet.

Additional Features:

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- Downstairs powder room
- Laundry in garage
- Garden shed

This property is brimming with potential and ready for you to make it your own. Don't miss out on this incredible opportunity to secure a home in one of Mansfield's most desirable locations. Contact Emily Xiong or Kosma Comino today to find out more and arrange an inspection.

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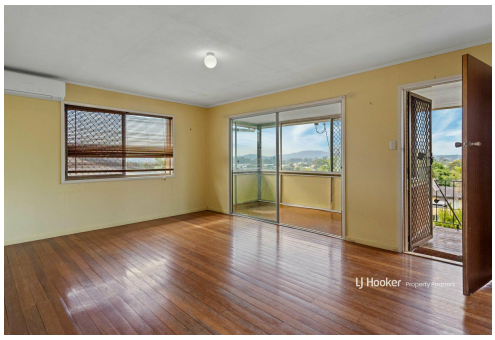
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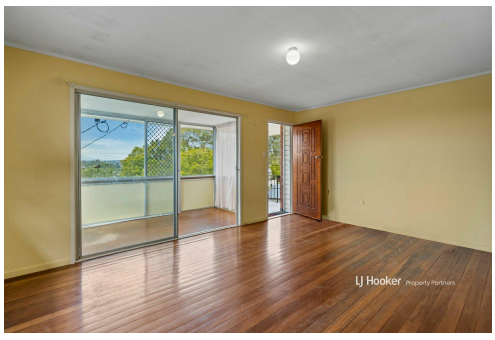









## More About this Property

| | |
|---|---|
| **Property ID** | B21PF4R |
| **Property Type** | House |
| **Land Area** | 582 m² |
| **Including** | Air Conditioning<br>Dishwasher<br>Built-in-Robes<br>Remote Garage |

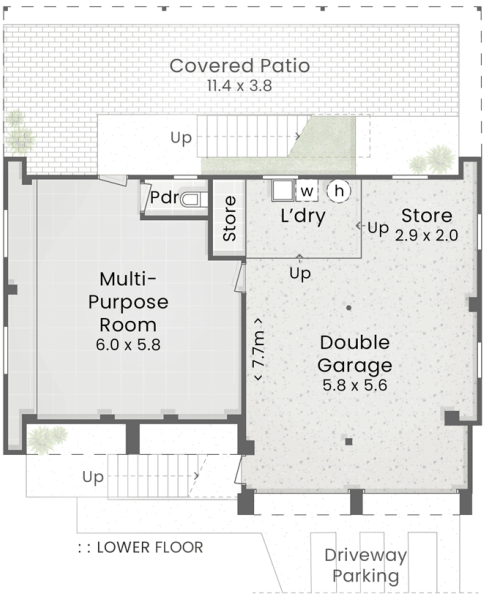
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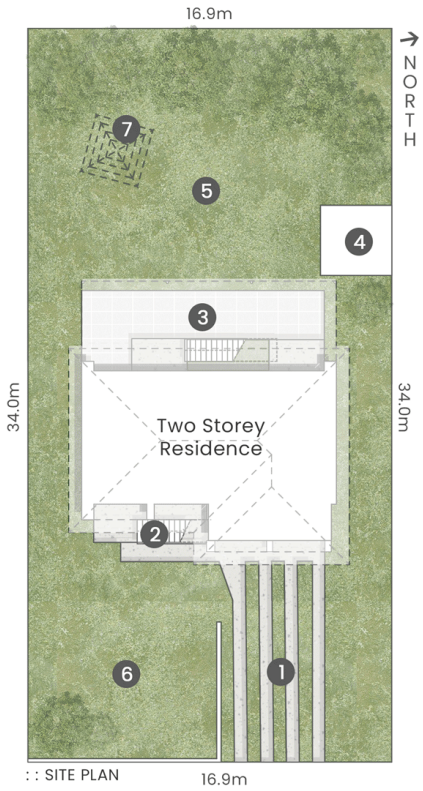
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LEGEND

1. Driveway Parking | 2. Entry Stairs
3. Covered Patio | 4. Garden Shed
5. Grass Yard | 6. Grass Terrace
7. Hills Hoist




78 Mingera Street MANSFIELD | 582m² | 3 Bed | 1 Bath + Powder | 2 Car + Off-Street

Main Internal 95m² | Lower Internal 85m² | Patio & Porch 49m² | **Total 229m²**

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