



87 Ham Road, Mansfield

Mansfield Modern Lowset -- Mere Moments to School

Auction Location: Onsite and online via Realtair

Perfectly positioned in a highly desirable pocket of Mansfield, this lowset family home offers an exceptional blend of space, everyday comfort, and absolute convenience. Presenting a superb lifestyle opportunity for growing families or savvy investors, this property provides effortless low-maintenance living just moments from prestigious schools, local shopping hubs, and vast green spaces.

Highlights:

- Thoughtfully designed family-friendly lowset on manageable 415m² block in coveted double Mansfield State Catchment.
- Massive front rumpus room, providing a perfect secondary lounge or media retreat away from the main hub.
- Spacious bedrooms with plush carpets and ceiling fans; master with walk-in robe and private ensuite.
- Expansive, undercover outdoor patio overlooking a fully fenced and beautifully maintained backyard.
- Within easy walking distance to local parks and schools, close to shops, and offering seamless access to major motorways.

Introducing itself with a neat brick facade and an inviting, wide tiled

4 2 1

AUCTION

Sun 28th Jun @ 11:00AM

VIEW

Sat 13th Jun @ 1:45PM - 2:15PM

AGENTS

Bailey Atherton
0410 724 362
baileyatherton@ljhpp.com.au

Karl Gillespie
0411 599 850
karlgillespie@ljhpp.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288

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Interested parties must rely solely on their own enquiries.

LJ Hooker

porch area that sets a welcoming home, the entrance opens up into a surprisingly versatile and massive floor plan. Toward the front of the home, a generous rumpus room provides a fantastic secondary living zone, perfect as a media room, formal lounge, or children's play area, ensuring the family has all the space to spread out and relax in absolute comfort.

Beyond, the home unfolds into a sweeping, light-filled open-plan living and dining area. Tiled flooring underpins this high-traffic zone, ensuring easy cleaning and a cool, sophisticated feel. The adjoining kitchen is highly functional and well-equipped for daily meal preparation, featuring quality benchtops, a breakfast bar, a built-in pantry, and a dishwasher.

Accommodation is cleverly zoned for privacy and relaxation. The home comprises four well-proportioned bedrooms, all appointed with built-in wardrobes and ceiling fans. The master bedroom serves as a true retreat, coming complete with its own private ensuite. The remaining three bedrooms are serviced by a tidy main bathroom, which includes both a shower and a standalone bathtub, ideal for families with toddlers.

Sliding glass doors bridge the gap between the internal dining room and a massive, tiled undercover patio area measuring an impressive 12m². This outdoor entertaining area is perfectly suited for weekend barbecues, birthday parties, or simply relaxing with a morning coffee while watching the kids and pets play safely on the flat, fully fenced lawn.

Positioned in a premium Mansfield location, this property delivers a lifestyle of unparalleled ease.

- 120m Bus stop
- 600m Mansfield State School
- 750m Mansfield Tavern
- 900m Citipointe Christian College
- 900m Yandina Park
- 1km Aminya Shops
- 1km Mansfield State High School
- 1.8km Wishart Shopping Village
- 3km Mt Gravatt Plaza
- 4.2km Westfield Mt Gravatt

Offering low-maintenance brick construction, excellent living spaces, and a location that will always be in high demand, this property will be a highlight of the local market.

Contact Bailey Atherton and Karl Gillespie today to find out more.

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

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MORE DETAILS

Property ID	B4V1F4R
Property Type	House
Land Area	415 m2
Including	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced

Bailey Atherton 0410 724 362

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

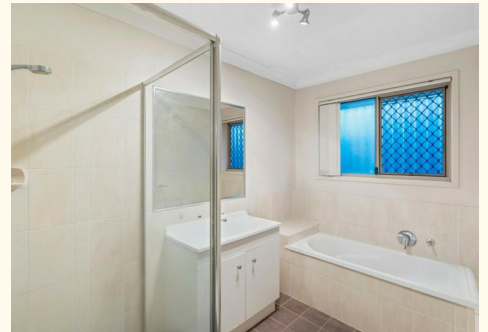
Karl Gillespie 0411 599 850

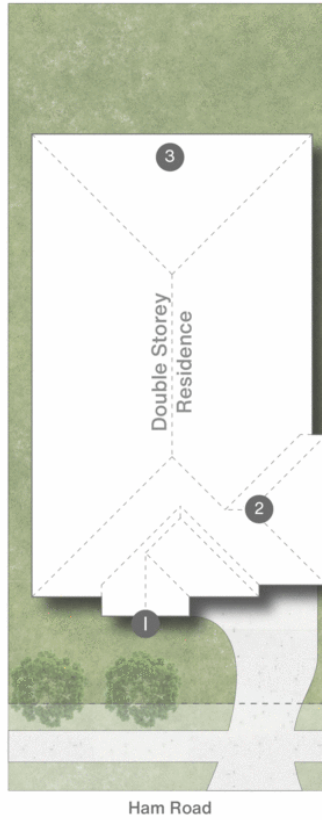
Partner & Agent/Independent Contractor | karlgillespie@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109

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





- 1 Porch
- 2 Garage
- 3 Patio



87 Ham Road MANSFIELD

4 | 2 | 195m² | 415m²

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.