

Mansfield, 3/2 Aminya Street

A Private Villa in the Heart of Mansfield

Tucked away in one of Mansfield's most convenient pockets, this charming lowset villa offers the ultimate blend of privacy, comfort, and low-maintenance living. Whether you're starting out, slowing down or investing wisely, this hidden gem is nestled in a boutique complex of just 12, offering peace, privacy, and a lifestyle of walkable convenience.

Features at a Glance:

1. Large lowset villa in quiet complex of just 12
2. Modern updates throughout including kitchen and bathroom
3. Spacious and low-maintenance layout with ceiling fans & A/C
4. Covered alfresco for year-round entertaining
5. Walkable to Aminya shops, cafes, and city bus stop

With modern interiors and a leafy outlook from your own tranquil courtyard, this home is more than just a place to live -- it's a sanctuary. All within easy walking distance to local



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For Sale
UNDER CONTRACT

View
By Appointment

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LJ Hooker Property Partners
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shops, bus stops and everyday essentials.

As you step through the private front courtyard, you'll be welcomed into your own world of calm -- a serene space framed by mature greenery, ideal for morning coffees or pottering in the garden. This space flows directly into a bright and airy living and dining area, complete with split system air-conditioning and ceiling fans for year-round comfort.

The contemporary kitchen is spacious, featuring a breakfast bar for easy, integrated meals and social connection. It opens seamlessly to the adjoining dining space and rear alfresco patio, creating a relaxed, open-plan lifestyle perfect for natural airflow, entertaining and winding down.

Down the hallway, you'll find access to two comfortable bedrooms, both with built-ins and ceiling fans. The stylish, updated bathroom features a modern vanity, shower with fixed glass screen, and a separate toilet for added practicality. A laundry nook is tucked conveniently between zones -- clever and functional.

At the rear of the home, the master bedroom enjoys peaceful privacy, soft natural light, mirrored built-ins and beautiful plantation shutters. Whether you're an owner-occupier or investor, the intelligent floorplan and easy-care finishes make this home a smart choice.

Outdoors, a rear courtyard awaits -- fully fenced and framed by low-maintenance gardens with plenty of room for container planting or a raised veggie patch. There's also a single lock-up garage, and the benefit of being in a tightly held, whisper-quiet complex with low body corporate fees.

Location-wise, it's all happening here. Stroll to Aminya Street shops and cafes in moments, or hop on a city-bound bus at the nearby stop. With Mansfield State High School catchment nearby and easy access to major roads, this address ticks all the boxes for liveability, lifestyle and location.

Don't miss your chance to secure a rare villa in this tightly held Mansfield pocket. Contact Bailey Atherton or Karl Gillespie today to arrange your inspection or register your interest for auction day.

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More About this Property

Property ID	B31HF4R
Property Type	Townhouse
Land Area	133 m2
Including	Air Conditioning Toilets (1) Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

Bailey Atherton 0410 724 362

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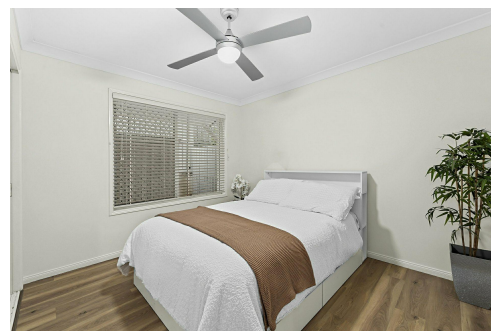
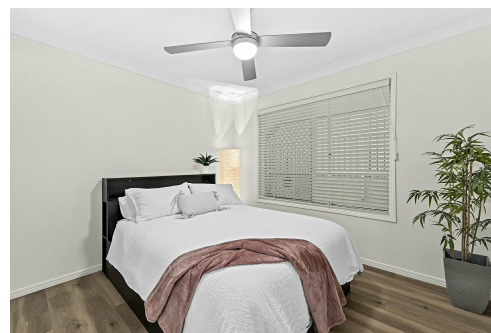
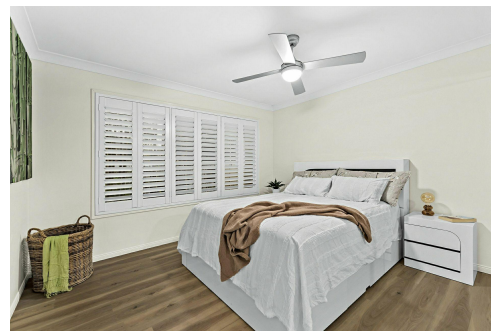
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- 1. Driveway Parking
- 2. Entry Porch
- 3. Side Access Gate
- 4. Veggie Garden
- 5. Clothes Line
- 6. Covered Patio
- 7. Open-Air Patio
- 8. Garden Shed (3.0 x 0.8)



Mansfield Mews

3/2 Aminya Street Mansfield

Internal 120m² | Covered Patio & Porch 13m²



Karl Gillespie 0411 599 850

→ 3 Bed

→ 1 Bath

→ 1 Car + Off-Street

Total 133m²

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