



## Mundingburra, 2 Mango Avenue

### The Property That Could Be Anything - 2 Mango Avenue

Sitting proudly on Mango Avenue, this solid block home has been a dependable presence for years.

A classic 3-bedroom, 1-bathroom home with a 2-car garage. It's not trying to be something it's not, it's well-built, practical, and ready for whatever comes next.

But the real story here? Nearly 1,400sqm of opportunity.

For a family, it's an incredible backyard, room for kids to play, space for a pool, a big shed, or even a second dwelling (STCA).

Schools and shops are just minutes away, making life that much easier.

For an investor or business owner, this is where things get interesting. A block this size, in



#### For Sale

Offers Over \$599,000

#### View

[ljhooker.com.au/3SVHWK](https://ljhooker.com.au/3SVHWK)

#### Contact

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a location like this, could be transformed into a commercial space with plenty of parking (subject to council approval, of course).

Imagine a medical practice, offices, or even a boutique business taking advantage of the high visibility and easy access.

Some properties sell you a dream. This one gives you choices.

What would you do with 2 Mango Avenue? Book your inspection today!

## More About this Property

Property ID	3SVHWK
Property Type	House
Land Area	1393 m2

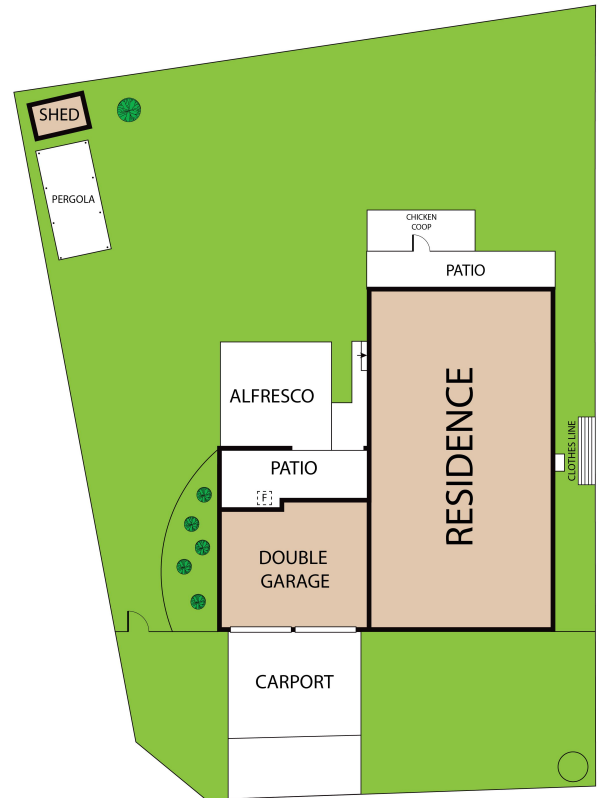
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2 Mango Avenue, Mundingburra, QLD, 4812  
TOTAL APPROX. FLOOR AREA 165 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

LIVING	:	101 SQ.M
PATIO	:	12 SQ.M
ALFRESCO	:	22 SQ.M
GARAGE	:	30 SQ.M
TOTAL	:	165 SQ.M