

# 11/1 Lamington Road, Mango Hill, Qld 4509



## House For Sale

Saturday, 11 November 2023

11/1 Lamington Road, Mango Hill, Qld 4509

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 155 m2**

**Type: House**



Ian Kebblewhite  
0402015965



Tasha Papadopoulos  
0403132240

## Best Offers, CALL NOW.

THIS PROPERTY WON'T LAST LONG! This well designed home is perfectly positioned in Mango Hill and has so much to offer; while being a double storey three (3) bedroom, two (2) bathroom (plus powder room), double lock up garage and is situated in a quiet boutique community. Upon arriving at the property and walking up the inviting entry way, you are greeted into the spacious and light-filled open plan living that flows out to the alfresco outdoor entertaining area and gorgeous courtyard featuring the well-established garden. As you make your way up the stairs, you have three (3) oversized bright and airy bedrooms and the main bathroom. This property will for sure catch the eye of a discerning owner occupier or an investor that understands a quality investment vehicle when they see one. This property really ticks all the boxes: > Three (3) bedrooms all with built-in wardrobes, master with walk-in > Two (2) bathrooms, master with ensuite > Downstairs powder room > Reverse Cycle Split System Air Conditioning to living room and master bedroom > Large light-filled open plan living, plus the outdoor entertaining area > Internal laundry > Double lock up remote garage > Double storey > Community in-ground pool > Close proximity to local shopping centers and schools > Easy access to M1

Mango Hill is very popular and is continually identified for its convenience, whilst being located within the Moreton Bay Region and is only one (1) hour drive to Brisbane CBD and 1 ½ hours to the Gold Coast and the best part is this property is situated with easy access to the M1 for those Sunday family outings. Upon arrival of this boutique community; Orana At Park Vista you can immediately feel how peaceful it is to be part of this community. Orana At Park Vista features well-established gardens throughout the complex which are regularly maintained and a sparkling in-ground pool for its residents. Internal Features: > Three (3) good sized bedrooms with built-in wardrobes > Master bedroom includes an ensuite and walk-in robe > Large windows to all bedrooms providing a light filled, bright and airy space > Ceiling fans in all bedrooms > Two (2) bathrooms plus a downstairs powder room > High-quality stainless-steel kitchen appliances including a gas cooktop > High-quality stone benchtops > Split-system air conditioning to the open plan living and master bedroom > Tiled floors through the ground level, with carpets to the stairway and hallway to bedrooms > Internal laundry

External Features: > Well established, low maintenance gardens to the rear courtyard > Good-sized entertainment area (under main roof) > Double lock up garage providing ease for movement of vehicles

11/1 Lamington Rd, Mango Hill is just a short seven (7) minute drive to Mango Hill State Secondary College and an eight (8) minute drive to Mango Hill State High School and Costco North Lakes. This home is also located in just a nine (9) minute drive to the popular Westfield North Lakes, and is very close to parks such as Wildwood Circuit Park being just a two (2) minute drive and a three (3) minute drive to Kangaroo Park. Talk about everything you need at your doorstep. Moreton Bay is located immediately north of Brisbane, the region stretches from suburbs like Arana Hills to the south and includes suburbs like Strathpine, North Lakes, Redcliffe, Narangba, Morayfield, Bribie Island, and northward towards the Glass House Mountains. Currently, there are many residential development projects progressing involving major developers like LandLease and Stockland. The growth prospects of the Moreton Bay Region are strong and very promising. The region's population is projected to grow 43.6% from the current 479,639 to 690,000 approx. by 2041, and new updates indicate the population will surpass that target before 2041. At the heart of a very well established prime market area and community with significant local shopping centers, dining, health facilities, educational & public transport infrastructure; combined with an abundance of open space including playgrounds, indoor / outdoor sports & recreation parks, as well as major shopping precincts close by; why would any modern family not want to live here? The property is currently rented for \$420.00 per week on a fixed term tenancy until 25th November 2024 (as of 26th November 2023, the weekly rent will increase from the current \$420.00 per week to \$490.00 per week). The current rental appraisal (approximate) for this property is \$490.00 per week to \$530.00 per week. The council rates are approximately \$521.23 per quarter and water rates are approximately \$257.24 per quarter. The body corporate rates are \$70.71 per week. This perfectly designed terrace home is waiting to give you what life-style you have been dreaming of.... Contact elk about this opportunity before it's too late. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.