

**136 Morialta Street, Mansfield, Qld 4122**



**Sold House**

Thursday, 4 April 2024

136 Morialta Street, Mansfield, Qld 4122

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 432 m2**

**Type: House**



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**\$1,270,000**

SOLD AT OUR MANSFIELD HIGH AUCTION EVENT EVENING WITH 32 REGISTERED BIDDERS! Auction via In-Room and Online - 23/04/2024 from 6:00pm, if not sold prior. Auction Location - Mansfield State High School on cnr Broadwater & Ham Roads, Mansfield Registrations start from 5:30pm. (Phone & Online Registrations must be completed by 12:00pm on Auction Day) A leisurely 11-minute wander down Ham Road to Mansfield State School or 16 for the older kids to reach Mansfield State High, this three-bedroom brick beauty nestled behind a white picket fence and manicured lawns, will be a perfect match for many a buyer looking to settle their tribe into the catchment for these highly sought-after southside schools. A family-friendly floorplan offers a wing of three generously sized carpeted bedrooms serviced by a dual access bathroom and places the spacious and well-appointed kitchen at the centre of two separate living and dining areas. Adjacent to the tiled entry, the combined formal lounge and dining area is an open carpeted zone enjoying all-season comfort with both a wall-mounted A/C and ceiling fan. The tiled passage continues past the kitchen into a light-filled, fan-cooled family living and casual meals area extending onto a fern-filled covered outdoor patio, with privacy side screening. Home cooks and aspiring gourmets will equally be pleased with the set-up and appointment of this kitchen, which sports a 4-burner gas cooktop with rangehood and wisely places the microwave nook at standing level! The amount of bench space in here is incredible and well-matched by abundant white cabinetry, including a large corner pantry, with an attractive VJ profile. A modern, subway-tiled splashback brings the whole look together. On the accommodation front, we love that, as in the formal lounge, chic white plantation shutters have been fitted into the three carpeted and fan-cooled bedrooms; as well as adding a lush, tropical feel to these retreat spaces, they're great for regulating natural airflow. The bedrooms are positioned on either side of a dual-access main bathroom with a shower and tub, and the toilet next door. The two kid's rooms are one side, both with sliding door built-in robes with decorative moulding. The larger master is on its own at the front with fabulous bench seating with storage below, built into its gorgeous bay window overlooking the garden. It has a walk-through robe into the main bathroom, with sliders on either side for privacy. Rounding out the floorplan is a dedicated laundry off the family living area, flowing into a handy powder room. There's also a double garage with two roller doors and off-street parking for more vehicles on the front drive. As fab as the house is, the five-star location within a short walk of MSHS will seal the deal for many! Other services you can stroll to on foot include the bus stop to get you around town - which is literally across the road - lovely Illora Park and playground around the corner, and popular Mansfield Tavern. By car, it's a quick drive onto the M1 to the airport or north/south coasts, your local Bunnings, Mt Gravatt Plaza and Westfield Mt Gravatt.\* subject to reserve For all your home loan needs please get in touch with Christine at Loan Market! p: 0401 175 490 e: christine.junidar@loanmarket.com.au w: <http://www.loanmarket.com.au/christine-junidar> All information contained here is gathered from sources we consider to be reliable, however we can not guarantee or give any warranty about the information provided and interested parties must solely rely on their own research and enquiry.