

4 Redleaf Street, Mansfield, Qld 4122



House For Sale

Tuesday, 2 April 2024

4 Redleaf Street, Mansfield, Qld 4122

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 557 m2

Type: House



Tony Langanis

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RELOCATION COMMANDS SALE

We are delighted to present to the market for the first time, this solid and well-maintained lowset brick and tile property that sits in one of Brisbane south's most popular neighbourhoods. With access to excellent public transport links and an array of amenities for shopping, dining, recreation, and entertainment all in the immediate vicinity, including the highly sought-after Mansfield State school, this is a top pick for families and professionals alike being only 20 minutes' drive into the CBD. 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). Currently vacant and ready for incoming owners to take charge, the home occupies a neat and tidy, level 557sqm block with simple gardens and lawns. The wide frontage offers a flat driveway with carport parking and gated side access. There's plenty of opportunity for future extensions to the rear in this massive yard which is fully fenced and could easily cater to home additions or extend the outdoor patio entertainment area. Freshly painted throughout, the interior is bright and welcoming inside with neutral tones encouraging a sense of peace and calm. The practical floor plan has a traditional charm that will work for a small to medium size household or couples sharing. Crisp white walls, ceiling fans and security screens are some of the many features, also including two living spaces, and three / four bedrooms. The original interior single garage has been converted to provide this flexible living / study / bedroom space. Linking to the large laundry it could easily convert to a master with walk in and ensuite if desired. Welcoming and warm with a pleasing design the home includes:

- Enclosed front porch entry / sunroom with original tiled flooring and an enjoyable view.
- A comfy lounge room with carpets offering a relaxed space for media and downtime.
- Combined kitchen and tiled dining for family meals and socials with friends.
- The kitchen is modern and well presented with good storage cabinetry and pantry, decent cooking appliances with tiled splashback and a pleasant view across the garden allowing for natural light and airflow.
- Rumpus / 4th bedroom, a combination of brick and plaster work making it a calm place to work from home or for kids to play.
- Outdoor patio overlooks the level, low maintenance fenced yard.
- Private and quiet master bedroom with built-in robe.
- Two traditional bedrooms, each with built-ins and fans.
- Great layout to the good condition bathroom which has adjoining WC.
- Separate large laundry with exposed brick and timber vinyl flooring, has direct door to backyard / clothesline.
- North facing rear yard
- Single carport facility.
- Mansfield State High Catchment
- Mount Gravatt East State School

Another major benefit for families is the position! Sitting inside the exclusive Mansfield State High school catchment this home guarantees your child a spot, alternatively very close to Citipointe College! It's only a short 5-minute drive to either school and for those with younger kids, there are numerous local childcare centre, parks and bus stops into the city. You'll enjoy easy and quick entry to the motorways and can arrive at major (Westfield Carindale) and local shopping centres in 5 minutes from your door. Newly redeveloped Pacific Golf Club offers a wonderful recreational spot for golfing or socialising. Other inclusions:

- Security screens
- Solar Panels
- Garden shed
- Ceiling fans
- Internal laundry
- Single carport

Be sure to inspect the Home ! This Home will be scooped up quick! For all your home loan needs please get in touch with Christine at Loan Market! p: 0401 175 490e: christine.junidar@loanmarket.com.auw: <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.