

**42 Cresthaven Drive, Mansfield, Qld 4122**



**House For Sale**

Thursday, 29 February 2024

42 Cresthaven Drive, Mansfield, Qld 4122

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## Auction

Located in a prime elevated position, in the heart of ever popular Mansfield. Within Mansfield School Catchment area, and 11km to the CBD, Development has been approved by Brisbane City Council. This development or Buy and Hold opportunity is one not to be missed. On offer is a 610 m<sup>2</sup> block (20 m frontage) can be subdivided into two lots; this is one not to be missed. The current 4 bed, 1 bath brick home has been well cared for with freshly polished timber floor upstairs, freshly painted interior walls and ceilings upstairs, partly renovated kitchen and bathroom, two new air conditioners.. Build your dream home on one block and sell the other, develop both, or landbank long term with a great investment return, also suitable for a family to occupy - DO NOT MISS YOUR OPPORTUNITY! Site details: • Level 610 m<sup>2</sup> East Facing Block • Sub-dividable into two 305 m<sup>2</sup> block (DA has been approved ) • 20m frontage (10m frontage each block) • Four Bedrooms • Updated Kitchen • One renovated bathroom • Rumpus, office, work shop, laundry and double lock up garage downstairs. • Two new air conditioners • High position with views • No flood • No Demolition control Location highlight: • In Mansfield High school catchment area • 1.3 km to Mansfield State High School • 1.1 Km to Mansfield State School • 4 min drive to Citipointe Christian College • 8 min drive to Westfield Garden City • 10 Min drive to Westfield Carindale Shopping Centre • Growth suburb of Mansfield • 11 km's to CBD (direct line) • Less than 5 min drive to FWY

Circumstance has changed, the property must be sold. Don't miss out on this opportunity! For sale by Auction. Auction will be on site. on Saturday, 23rd March, 11 am. Please contact the exclusive agent Cathy Cheng from RE/MAX for further details, and please contact Cathy to make an appointment for your private inspections. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must rely solely on their own investigation and judgement.