

5 Ham Road, Mansfield, Qld 4122



House For Sale

Tuesday, 16 January 2024

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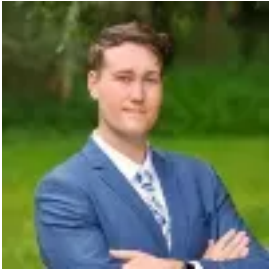
Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 634 m2

Type: House



Toby Westrop

0733493370

VENDOR BOUGHT ELSEWHERE - WALK TO MANSFIELD HIGH

THE CURRENT OWNER HAS MADE THE DIFFICULT DECISION TO SELL!! ACT FAST AS A FULLY RENOVATED HOME WILL NOT LAST LONG IN MANSFIELD!! MAKE NO MISTAKE WITH A GENUINE REASON FOR SALE THIS PROPERTY MUST BE SOLD ON OR BEFORE 08/02/2024* Auction via In-Room and Online: 08/02/2024 from 6:00pm, if not sold prior Auction Location: Ray White Mt Gravatt Auction Room | 1450 Logan Road, Mount Gravatt Registrations start from 5:30pm (Phone & Online Registrations must be completed by 3:00pm on Auction Day) Located within the highly coveted suburb of Mansfield, this remarkable property sprawls across an impressive level 634m² block. Positioned just down the road from Mansfield State High School, this residence not only boasts an expansive footprint but also enjoys the prestige of being situated in one of the area's most sought-after suburbs. Entering the residence, you are welcomed into a contemporary, tiled open-plan living and dining area that seamlessly unfolds, offering an ideal setting for families to craft their perfect space. The expansive kitchen, adorned with modern finishes, serves as the heart of this home, making it an ideal hub for family gatherings and events. The thoughtfully designed kitchen boasts ample bench space and abundant storage, ensuring both practicality and style in this central space. Additionally a rear extension has helped to add an expansive rumpus/media room, ideal for families to unwind and an extra living space. The room offers a flexible space with the ability to convert into dual living. Enter the master retreat, a haven of tranquillity carefully transformed for ultimate comfort. The fully renovated bedroom is a sanctuary featuring a spacious walk-in robe and ensuite, providing the owner with a luxurious and personalised space for relaxation. Two additional designed bedrooms were carefully designed with comfort in mind, serviced by an expansive renovated bathroom. Stepping into the outdoors from the rumpus, reveals a spacious backyard carefully crafted for privacy and convenience. The pergola is perfect for those who relish outdoor moments or wish to host delightful social gatherings. The relatively flat backyard with room for a pool while offering a secure haven for kids & pets, fully enclosed for their enjoyment and your peace of mind. The many features of this property include:

- Dual Mansfield State School Catchments
- 634m² Block
- 3 Large bedrooms (main bedroom with ensuite)
- Rumpus/media room with ability to convert to dual living
- Renovated Lowset house
- Open plan living / dining area
- CCTV security cameras
- 1 Lock up garage
- 300m[^] to Mansfield Tavern
- 500m[^] to Yandina Park
- 900m[^] to Mansfield State High School
- 3.8km[^] to Westfield Mt Gravatt
- 11km[^] to Brisbane CBD ^direct line*subject to reserve price

PARKING FOR OUR IN-ROOM AUCTIONS:

- Anytime Fitness carpark (Entrance via Bothwell Street) provides 2-hour parking and pedestrian laneway shortcut up to Logan Road
- Central Fair Shopping Centre (Entrance via Creek Road, after the bus stop)
- Side streets such as Bothwell Street, Selborne Street, Gowrie Street etc

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: <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.