

**58 Manchester Street, Eight Mile Plains, Qld 4113**



**House For Sale**

Wednesday, 8 November 2023

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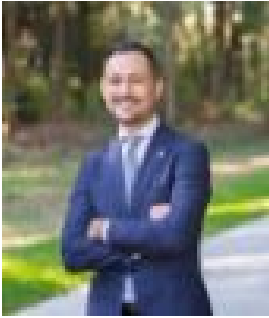
**Bedrooms: 3**

**Bathrooms: 2**

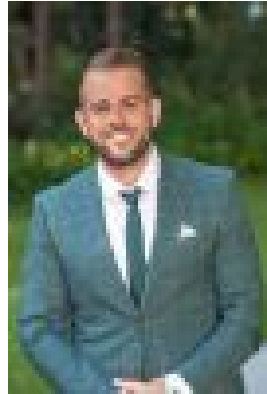
**Parkings: 2**

**Area: 458 m2**

**Type: House**



Grant Boman Team  
0450694109



Tom Agmon  
0733493370

## Auction

WITH A GENUINE REASON FOR SALE, THE CURRENT OWNERS HAVE MADE THE DIFFICULT DECISION TO SELL THIS WONDERFUL HOME WITH DUAL LIVING POTENTIAL. ACT FAST AS IT MUST SELL ON OR BEFORE 29/11/2023\* Auction via In-Room and Online - 29/11/2023 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) Welcome to 58 Manchester Street, Eight Mile Plains - Your Perfect Dual Living Lifestyle Home! This beautiful residence offers a fantastic opportunity to own a one-of-a-kind home. Nestled in the heart of Eight Mile Plains, this home offers a unique dual living lifestyle that's perfect for first home buyers, families, savvy investors, or those seeking additional rental income. The main level boasts 3 spacious bedrooms, each with plenty of natural light and built-in wardrobes, offering ample storage space. It features open plan living and dining (air conditioned), with an enclosed verandah adjacent to the living, which could be used as a home office, children's playroom or sitting room. Adjacent to the living space is a fully renovated, well-appointed kitchen with modern appliances and ample bench space. The bedrooms are serviced by a well appointed bathroom with separate toilet. On the lower level, you'll discover a self-contained granny flat (air-conditioned) with its own separate entrance. It includes a comfortable bedroom that can accommodate guests, tenants, or family members with privacy and convenience. There is also a fully equipped kitchen, open plan living and dining, as well as a second bathroom, making it perfect for extended stays. Upon exiting the house, you will discover a fully-fenced, good sized, low maintenance backyard, semi in-ground pool and entertaining area, providing endless possibilities for outdoor activities and relaxation. Storage needs are covered with an outdoor garden shed, as well as a double lock-up garage and additional storage in the downstairs laundry. All the hard work has been done and this home is ready to move in. With a full roof restoration, new gutters and fresh paint there is no more to spend. Located in Eight Mile Plains, this home is conveniently positioned to take advantage of everything the area has to offer. Enjoy easy access to schools, shopping centres (including Sunnybank Plaza, Market Square and Garden City), M1 and M3 highways, and public transportation. Property Highlights: • 3 Spacious Bedrooms • Lower level guest room & kitchen offer dual living potential • 2 Bathrooms • Separate Laundry • Modern Kitchen • Double Lock-up Garage • Low Maintenance Backyard • Ceiling fans • Air conditioning • Entertaining Area • Semi in-ground Pool • Walking distance to Shops and Public Transport • 2.5km to Brand New Eight Mile Plains Satellite Hospital • Easy access to M1, M3 and Schools • 600 m<sup>^</sup> to Eight Mile Plains Bus Station • 2.9 km<sup>^</sup> to Market Square • 1.7 km<sup>^</sup> to Westfield Garden City • 13.5km<sup>^</sup> to Brisbane CBD\* Subject to reserve price<sup>^</sup> Direct Line Don't miss your chance to secure this gem at our upcoming auction on the 29th of November 2023, at Mansfield High School. This is a rare opportunity to embrace the dual living lifestyle in a spacious, comfortable, and versatile home. 58 Manchester Street is ready to welcome you and your family to a life of convenience, comfort, and endless possibilities. All information contained here 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 solely rely on their own research and enquiry.