

**22 Southwood Court, Mango Hill, Qld 4509**



**House For Sale**

Friday, 29 March 2024

22 Southwood Court, Mango Hill, Qld 4509

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 328 m2**

**Type: House**



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## Price by Negotiation

Explore the enchanting allure of this familial haven, strategically nestled at the cul-de-sac's end in a tranquil neighbourhood exuding simplicity and warmth. This abode not only ensures comfort and practicality but also presents an exceptional investment prospect, enhanced by its proximity to essential amenities. Designed with Consideration for Comfortable Living Enter this meticulously crafted residence, where each corner exudes a welcoming atmosphere. The four bedrooms are meticulously designed for comfort and relaxation, complete with zoned ducting for optimal climate control. Adaptable Open-Plan Living At the core of this residence lies its open plan living and dining space, seamlessly extending to the outdoors through sliding glass doors. The kitchen boasts contemporary amenities, including a dishwasher and gas cooktop. Masterful Suite The master bedroom impresses with its functional design, featuring an efficient ensuite, a generously sized walk-in robe, air conditioning, and a ceiling fan. Offering a sanctuary within the home, the master suite ensures the pinnacle of comfort. • Zoned ducted air conditioning. • High ceilings • 20mm stone benchtops in kitchen, ensuite, and bathroom • Stainless steel appliances • Security screens throughout with window locks • Outdoor alfresco area under the main roof • Rendered front elevation with face brick sides and back • Colourbond steel roofing, fascias, and gutters • Double lock-up garage • Low maintenance 328m<sup>2</sup> block • Mango Hill State School and Mango Hill State Secondary College zoning. Location Highlights: This property stands out not just for its features but also for its prime location: 3km - 6 minutes to Mango Hill State School 3.4km - 5 minutes to Mango Hill Secondary College 1.3km - 3 minutes to Mango Hill East Station 4.4km - 10 minutes to North Lakes Westfield 35km - 38 minutes to Brisbane Airport For Sale : Price By Negotiation .For more information: Please contact Vijay Kumar on : 0477199210 or Sahara Grant on: 0422288187 any time. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise. Due to relevant legislations, a price guide isn't available for properties being sold without a price or via auction. Websites may filter a property being sold without a price or via auction into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide.