

**272 Broadwater Road, Mansfield, Qld 4122**



**House For Sale**

Monday, 1 July 2024

272 Broadwater Road, Mansfield, Qld 4122

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 551 m2**

**Type: House**



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## Auction

They say, get the basics right and you'll always be on a winner - well, that makes this property a must-view. In a ripper location, a cruisy 8-minute walk to popular Mansfield State High and less to buses connecting you across town, this highset has good bones you can improve on if you wish and sits on a substantial flat block you might consider as the site for a whole new build (STCA). Highlights:- 3 carpeted bedrooms upstairs, 2 with split system A/C units- Combined kitchen/dining area with access to an external staircase to a big grassy backyard- A carpeted lounge at the top of the landing opening into an enclosed sunroom - A large rumpus downstairs off the central entrance, incorporating a single car space - Short drive to Mt Gravatt Plaza (4 mins), Wishart Village (5) & Westfield Mt Gravatt (7) From the original deep pile carpet to the reams of timber veneer cabinetry in the large kitchen, there's plenty of charm on display here that you can choose to embrace or update with some refitting - either as a DIY project or get the pros in. As it is, everything works - from the all-electric kitchen appliances, including the wall-mounted oven, stove top and rangehood, to the plumbing in both bathrooms - one of which has a shower and tub. The spacious lounge at the top of the internal staircase is flanked by the dining room and a cosy, enclosed sunroom that has windows to the street you can slide open for natural ventilation. How you choose to use the lower level is up to you, but this is a big open 'rumpus' like space that has sliding doors to the driveway and the original roller door offering entry for a single car if needed. Front and back, the only maintenance is an occasional low-energy mow of the lush lawns spanning this big flat block. No hills to navigate here and there's a shed you can store your gear in! Roaming around the grounds, you can start to imagine how easy it would be to design a brand-new home (STCA) that would maximise the space available, the aspect, and of course this sensational location. Not only is this address zoned for Mansfield State/State High Schools, but both are only minutes away on foot - passing several handy bus stops to get you elsewhere around the city. You're also central to three shopping hubs ranging from small to big (Wishart Village, Mt Gravatt Plaza, Westfield Mt Gravatt) and it's only a 5-minute drive to hit the Gateway. Keen to explore this opportunity for a slice of the sweet life? Call Kosma today! 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 solely rely on their own enquiries. Desma Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners ABN 33 628 090 951 / 21 107 068 020