

28 Valentia Street, Mansfield, Qld 4122



House For Sale

Monday, 1 July 2024

28 Valentia Street, Mansfield, Qld 4122

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 534 m2

Type: House



Henry Wong

Auction

AUCTION ON-SITE @ 1:30pm, Saturday 13 July 2024, unless sold prior. This magnificent Mansfield home has only had one set of owners from the moment it was built, and they are passing on the baton for the very first time. It's time for someone else to make a lifetime of memories here, to enjoy the sprawling spaces of this rock solid family property. With its landscaped gardens, the summer-ready backyard, the clear inground pool and the enviably convenient location, we're sure there will be no shortage of contenders. An inspection is a must, because this is a home it simply feels good to be in. From the moment you arrive, the well-manicured front yard and exposed brick façade welcome you in, creating a warm and homely atmosphere that resonates throughout. A double insulated carport complements the double tandem garage, while a paved garden path leads to the entry indoors. The upper level is anchored by an expansive living area, a beautifully lit space that enjoys thick carpets and an abundance of natural light. A split system aircon and a ceiling fan provide comfort no matter the season, and there is easy access to the kitchen to make entertaining a breeze. Sliding glass doors lead out to the front balcony, where you can enjoy peaceful suburban views. It's a perfect spot to watch the sunrise with a cup of coffee. The gourmet kitchen exudes functionality, offering plenty of bench and cupboard space to go along with its reliable appliances and split-system aircon unit. It sits adjacent to a meals area, both unified by easy-care floor tiles. There's an easy flow out to the rear patio, which looks down over the exquisite back yard. Perfect lawns and tall palms frame the crystal clear, saltwater swimming pool, a resort-like feature that will be the envy of all your friends in the hot summer months! They'll also love the huge, covered deck area that's just perfect for outdoor dining. Back indoors, there are four bedrooms on the upper level, all coming with built-in robes and thick carpets. Plantation shutters adorn the windows, and there's easy access to the main bathroom, where you'll find a separate shower and bath, as well as a vanity. A linen cupboard increases your storage options. Downstairs there's a huge multi-purpose room, currently home to a Pot Black Billiard table. The options are endless when it comes to deciding what to do with this space, which also has a split system aircon unit and an adjoining store room. Also downstairs is a sewing room, a toilet and a fully tiled laundry room. Homes in this pocket of Mansfield are in high demand, and it's easy to see why when you consider the following location benefits:

- Proudly sitting in the Mansfield State High School and Mount Gravatt East State School Catchment Areas and just a short walk from both.
- A short drive to St. Catherine's Primary School and Citipointe Christian College.
- Walking distance to public transport into the city, the Valley and Garden City.
- Close to local shops at Aminya Street, anchored by Foodworks and housing a family practice, post office, pharmacy, bakery, and more.
- Around the corner from Grevillea Park, which has a BBQ area, picnic area/shelter and playground.
- Easy access to the Pacific and Gateway Motorways.

A stunning family home or a savvy addition to any real estate portfolio, this property won't be on the market long. Get in touch with The Henry Wong Team® today if you have any questions. Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information.