

**42 Mansfield Street, Earlville, QLD, 4870**



**House For Sale**

Thursday, 1 August 2024

42 Mansfield Street, Earlville, QLD, 4870

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Earlville Charm

### DISTINCT

Welcome to this beautifully renovated family home, ideally located on the wide, quiet streets of Earlville, and offering breathtaking views of the surrounding mountains. This home effortlessly combines contemporary style with the timeless charm of a classic Queenslander, featuring modern upgrades and high-quality finishes throughout. Set on a generous allotment, the property also boasts a newly renovated granny flat, providing excellent accommodation for multi-generational families, a comfortable retreat for teenagers, or an immediate income stream as a rental.

Living in Earlville, you enjoy the convenience of being close to top-rated schools, lush parklands, and a variety of shopping centres, making it an ideal location.

This home truly offers a perfect blend of serene living with modern amenities, all within a vibrant community.

### THE FACTS

- ? Set upon an allotment of 609m<sup>2</sup> with a fully fenced backyard
- ? A well-maintained low-set Queenslander full of Queenslander charm
- ? Newly renovated kitchen with 900mm gas cooker and separate butler's kitchen
- ? Three light, bright, and air-conditioned bedrooms, each with built-in robes
- ? Modern bathroom with shower over a freestanding bath, separate toilet
- ? Undercover entertainer's deck overlooking the backyard
- ? Detached and newly renovated 1-bedroom, fully self-contained granny flat with its own parking
- ? Single undercover parking and lawn lock-up
- ? Abundance of internal storage plus 3 storage sheds
- ? Additional features include: 6.6kW of solar power, electric hot water, workshop
- ? Build year: Unknown
- ? Rental appraisal: \$580 - \$600/week (main house) & \$320 - \$340/week (granny flat)
- ? Council rates: Approx. \$3000/year

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