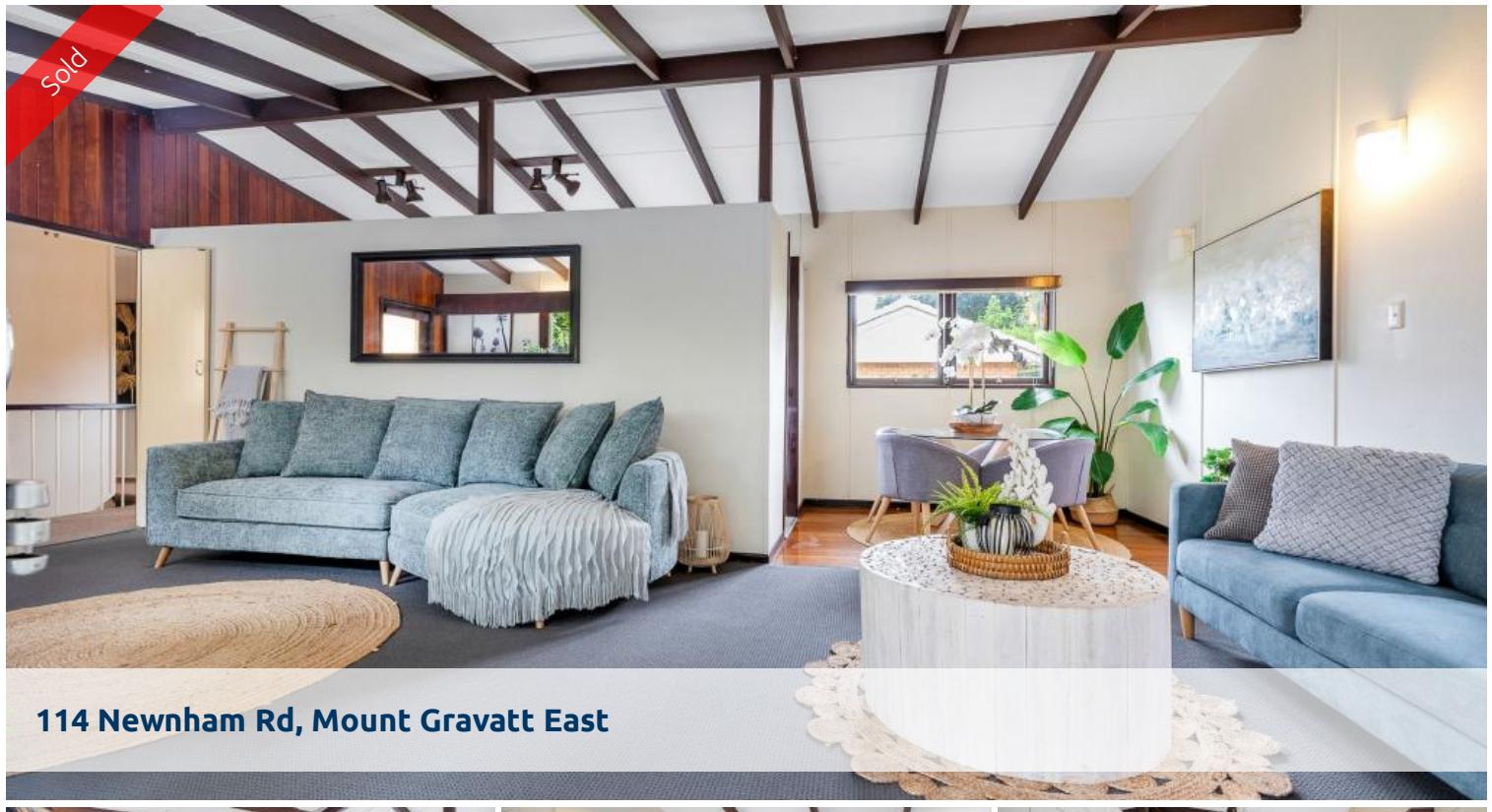


Sold



## 114 Newnham Rd, Mount Gravatt East



### A Perfect Blend of Comfort & Convenience - Mansfield High Catchment

This property presents a wonderful opportunity for both homeowners and investors looking for a well-located and versatile home. Situated within the highly sought-after Mansfield State High School catchment area, this spacious four-bedroom house offers a flexible layout with numerous value-added features.

The home's two open-plan living/dining areas, two kitchens, two bathrooms and two laundries make it ideal for large families. Whether you're entertaining or looking for extra privacy, the home provides plenty of space to suit various needs.

The upper level boasts an inviting deck that leads into a bright and airy open-plan lounge and dining room, featuring raked ceilings and large glass doors that flood the space with natural light. The three bedrooms on this level are thoughtfully positioned at the rear, each opening onto a side deck, offering a peaceful retreat. Additionally, the master suite has easterly views and a walk-in wardrobe for added convenience.

The lower level offers a private retreat complete with a second living/dining area, bedroom, kitchen, and versatile multipurpose rooms, making it perfect for extended family and guests.

With ample car parking options, including a double carport and driveway space, you'll never be short on parking. The low-maintenance outdoor areas,

4 2 3 449 m<sup>2</sup>

**Price** SOLD for \$1,150,000

**Property Type** Residential

**Property ID** 1228

**Land Area** 449 m<sup>2</sup>

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REAL ESTATE

such as the sealed courtyard and patio, and compact rear garden, further enhance the home's appeal.

The property is ideally located close to public transport, shopping, and dining options. It's just a short walk to buses and local amenities, 700 meters from Aminya Street Shopping Precinct, and only a 13.8-kilometer commute to the CBD. Plus, its proximity to schools and parks makes it ideal for families.

This property represents excellent investment potential in a growing suburb with high demand, and its versatile design makes it a great opportunity for those seeking a spacious and comfortable home in a prime location.

### **Key Highlights:**

- **Spacious & Versatile Living:** Two open-plan living areas, perfect for families.
- **Bright Kitchens & Bedrooms:** Light-filled spaces, all bedrooms with built-in wardrobes and access to a deck.
- **Multiple Parking Options:** Double carport, extra bay, and long driveway.
- **Prime Location:** Close to public transport, shopping, schools, parks, and major transport routes.
- **Low Maintenance Outdoors:** Courtyard, patio, and compact garden, ideal for family gatherings.
- **Investment Potential:** Strong potential for capital growth in a highly desirable suburb.

### **Seize the opportunity to make this house your new home!**

**Disclaimer:** While every effort has been made to ensure the accuracy of these details, no warranty is given by the vendor or agent as to their correctness. Interested parties should verify these details by inspection or other means.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.