

Sold



53 Koumala St, Mansfield



## Family Living in Mansfield State High Catchment

Perfectly positioned in a quiet, family-friendly street, this home offers an excellent opportunity for families or investors within the coveted Mansfield State High School catchment. Featuring three bedrooms, a fresh bathroom, and air-conditioning in the lounge and main bedroom, the home combines comfort with practicality.

The lounge flows from the front balcony, connecting seamlessly to the dining and neatly configured kitchen. The centrepiece of the home is the large outdoor entertaining area, overlooking an expansive rear yard – ideal for gatherings, children, and pets. The lock-up garage and close proximity to elite schools, local shops, transport and dining, complete the demand for this home.

Ideally located for families, this home is within walking distance of Mansfield State High School, Mount Gravatt East State School, Brisbane Adventist College and local childcare. Just 240m from bus stops and the Aminya Street shopping precinct, you'll have medical, professional, grocery, beauty and dining services right at your doorstep. Westfield Carindale and Westfield Mt Gravatt are both less than 10 minutes away, while the CBD is only 13km and the Gateway Motorway provides effortless access to the airport, coast and beyond.

### Key Features:

- Three good sized bedrooms, all with built-ins
- Large outdoor entertaining, overlooking expansive rear yard
- Living room opening to the front deck, and leading to the dining

3 1 2 546m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1238
<b>Land Area</b>	546 m <sup>2</sup>

### Agent Details

Louise Sanderson - 0499 088 515

### Office Details

Mansfield  
PO Box 39 Mansfield QLD 4122  
Australia  
07 3349 8844

**Bill Hooper**  
REAL ESTATE

- Neatly configured kitchen with practical workflow
- Air-conditioning in the lounge and main bedroom for year-round comfort
- Updated bathroom
- Lock-up garage with expansive undercover storage
- Convenient access to local shopping, dining, and public transport
- Within the catchment for Mansfield State High School and Mount Gravatt East State School
- Effortless commute to major shopping centres, the City, airport and coast

This property presents an exciting opportunity to move in, enjoy, and potentially add value in one of Mansfield's most desirable locations.

Private Inspections Available on Request.

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