



**85 Amega St, Mount Gravatt East**



## LOVELY FAMILY HOME IN MANSFIELD STATE HIGH SCHOOL CATCHMENT

Positioned within the Mansfield State High School catchment, 85 Amega Street is a must see for investors, families, and young couples.

Sitting on an elevated 604m<sup>2</sup> corner block the home has instant street appeal highlighted by the timber exterior and tiled roof. The home features a generous living room flowing onto the rear balcony, providing the perfect spot to enjoy a morning coffee. The dining room adjoins the modern kitchen which is finished in classic colours and includes stainless steel appliances. There are three good sized bedrooms, with the main enhanced by built in robes and air-conditioning, and serviced by a modern bathroom. There are solid hardwood timber floors beneath the carpeted areas, with potential for polished timber floors.

There is plenty of space for adventure enthusiasts, with the property boasting 4 parking spaces - lock up garage, and a 2-space carport that can fit a boat or caravan.

The home is situated in an immaculate position, with new developments and refurbishments within close proximity. It is only a 2-minute drive to Mount Gravatt East State School, a 5-minute drive to Mansfield State School, Mount Gravatt Primary School and Mansfield State High School and has easy access to local amenities which are only a 4-minute drive away.

Either take advantage of this investment opportunity, plan a build or refurbishment, or simply enjoy what the property has to offer. To find out

 3  1  4  604 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1188
<b>Land Area</b>	604 m <sup>2</sup>

### Agent Details

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### Office Details

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**Bill Hooper**  
REAL ESTATE

more, call Louise Sanderson on 0499 088 515.

#### The Brief

- 604m2 corner block
- Elevated position
- Generous lounge room
- Modern kitchen
- Modern bathroom
- Three good sized bedrooms, with main featuring built-in robes and air-conditioning
- Large carport for boat or caravan
- Two car garage
- Mansfield State High School catchment
- Mount Gravatt Primary School catchment
- Easy access to amenities

The property is currently on a fixed term tenancy until 7th August 2024

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