



12 Ham Road, Mansfield



RENOVATE FOR PROFIT OR ENTRY LEVEL OPPORTUNITY!

Property is now UNDER OFFER with some terms and conditions.

Your future address can be either 2 Banika Street or 12 Ham Road (Mansfield) - Choice is yours! This house situated on a corner block and must be SOLD as there is no plan B!

** Mansfield Primary/High School Catchment – Walking distance.

** Citipointe Christian College – Walking distance.

Current owners are selling 'as is' and have very realistic price expectations, therefore, a high volume of enquiry is anticipated leading to a quick sale. Brisbane City Council rates are \$528 per quarter.

This home in one of Mansfield's most sorted areas, is being offered to the market for the first time since 2005. If you're into DIY, a builder/developer, or a handyman looking for that next project, then your search is over! With a brick and tile solid frame, this property offers a great foundation for an exciting transformation that will create a property the new owner will

3 1 2 542 m2

Price SOLD for \$870,000

Property Type Residential

Property ID 1238

Land Area 542 m2

AGENT DETAILS

Lucky Tennekoon - 0418271827

OFFICE DETAILS

iSale Property - Eight Mile Plains
2497 Logan Rd Eight Mile Plains,
QLD, 4113 Australia
(07) 3219 8500



happily call home, or a wise investment for the astute investor.

On a fully fenced 542m² easy-care block - this is a great yard for children and pets to play safely and securely, and it's just footsteps to a local park at the end of Banika Street. Mansfield suburb is tightly held with properties rarely becoming available - when sold they are generally retained for decades, sometimes entire generations.

Features of the property include:

- Open plan living/dining - adjoining the kitchen. Ducted Air Conditioning (cooling and heating)!
- 3 good sized bedrooms; main bathroom with shower and bath plus a separate toilet.
- Spacious laundry.
- 2 garages (the current owner runs a small business in one garage)
- Offers so much potential ~ perfect bones for renovation and adding your own personal touches.
- Great sized rear entertaining covered patio.
- Established trees to ensure privacy.

Located close to schools, access to public transport, local shops, Westfield Shopping Centres, medical centres, restaurants, and only a few minutes to the Gateway Highway, this property offers convenient living coupled with a comfortable and functional layout truly making this a renovators dream.

Lucky Tennekoon is the agent to call to secure your attendance for the forthcoming open house inspection.

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