

**18/30 Mercury Parade, Mango Hill, QLD, 4509**



**Townhouse For Sale**

Tuesday, 26 November 2024

18/30 Mercury Parade, Mango Hill, QLD, 4509

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**

## Tranquil Townhouse Living - Bushland Views and Lifestyle Perks

Jamie and Lilly Bayliss are proud to present this thoughtfully designed townhouse, perfectly balancing style, comfort and location.

Boasting three bedrooms, an open-plan living space, plus a tranquil alfresco area overlooking private bushland, this home offers the ideal retreat for families seeking serenity, privacy and convenience.

The well-appointed kitchen features a gas stove, a spacious pantry and ample room to make meal preparation effortless. Whether hosting gatherings or enjoying quiet family dinners, this space is both functional and inviting.

The open-plan downstairs layout seamlessly integrates the living, dining and kitchen areas, plus the outdoor alfresco, creating a hub for relaxation and connection with extended space. Upstairs, the master bedroom offers a peaceful haven with its own ensuite, while two additional bedrooms provide plenty of space and comfort for family or guests.

Outdoors, the fenced yard offers a secure area for children or pets and is a stand out feature for those that love being amongst nature. And when the weather is warm, the shared swimming pool enhances your lifestyle with a perfect spot to cool off or unwind.

This home is an excellent opportunity to enjoy modern living amidst natural surroundings, blending practicality and tranquility in one exceptional package, making this a lucrative choice for investors and home owners alike.

### FEATURES:

#### General:

- Split system air conditioning
- Security screens
- Downlighting
- Open plan kitchen, living and dining area
- Master bedroom with ensuite
- Two additional bedrooms
- Two full bathrooms plus a powder room
- Separate linen cupboard
- Swimming pool in complex

#### Kitchen:

- Large pantry
- Plenty of counter space and breakfast bar
- Stone benchtops
- Gas stove
- Double sink
- Microwave and dishwasher cavities for a tidy look

#### Outdoors:

- Covered alfresco area overlooking natural bushland
- Shared swimming pool
- Fully fenced grassy yard with plenty of space to play

### LOCATION:

Situated in a safe and family-friendly complex, this townhouse offers the perfect blend of privacy and convenience. Tucked away in a leafy green setting, it feels secluded and serene while being just moments from everything you need. A short stroll takes you to schools, lakes, shops, playgrounds and public transport, including buses and trains. The property

is also within the highly regarded Mango Hill State Schools' catchment zone, making it an excellent choice for families.

Despite its tranquil atmosphere, the complex is ideally positioned for access to all North Lakes has to offer. With Anzac Avenue just minutes away, you'll enjoy seamless connections to the highway and main arterial roads, allowing you to reach almost anywhere quickly and effortlessly.

**APPROXIMATE DISTANCES:**

- Mango Hill State School: 4 minute walk
- Mango Hill State Secondary College: 5 mins bike ride
- Train station: 3 mins drive
- Capestone Shopping Centre: 5 mins drive
- Halpine Lake: 4 mins walk
- Brisbane CBD: 44 minutes drive
- Brisbane Airport: 25 minutes drive

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise. This property is being sold without a price, and therefore, a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.