



**Unit 9, 40 Maryvale Rd, Mango Hill**



## INVESTMENT OPPORTUNITY

Welcome to "Mango Hill Pocket", a boutique complex of only 23 townhouses, located in the ever-popular suburb of Mango Hill. Townhouse 9 is the pick of the bunch, located at the end of a cul-de-sac with no neighbours behind.

The features include but are not limited to:

- \* 3 good sized bedrooms; with built-in/ walk-in robes
- \* Good sized ensuite off the master bedroom
- \* Functional main bathroom with bathtub
- \* Open plan kitchen, stone benches & stainless appliances
- \* Combined dining & living areas flowing out to the patio / yard
- \* Air conditioning in the living room and Master bedroom

Adding to these incredible features is the location! You are in the quiet pocket next to the reserve but can be at the train station in only 12 minutes by foot. Alternatively walk/drive a bit further to Westfield North Lakes & jump on the freeway only a few minutes away and feed to the coast or the city. Great Schools are within walking distance. There is a reason why Mango Hill is so popular!

What you will love:

- \* Corner Unit overlooking nature reserve
- \* Small Complex of only 23 units
- \* Visitor Carparking

3 2 1 125 m2

**Price** SOLD for \$568,000  
**Property Type** Residential  
**Property ID** 10918  
**Land Area** 125 m2

### AGENT DETAILS

Nigel Lucas - 0413 351 603  
Jason Gayler - 0403 623 863

### OFFICE DETAILS

North Lakes  
SHOP 15 9 Discovery Dr North  
Lakes, QLD, 4509 Australia  
0413351603



- \* Very Quiet Neighborhood
- \* Extremely low Body Corp Fees
- \* Side access
- \* Separate Study / Office area upstairs
- \* The Walk In Robe in the Master bedroom

Conveniently located in a secluded pocket of Mango Hill, on the corner of Fresh Water Creek Road and Maryvale Road. An exceptional investment opportunity not to be missed.

For tenant privacy reasons, the photos have been edited.

*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.*