



## FOR SALE

### STUNNING DOUBLE-STOREY HAVEN IN THRIVING MANGO HILL

Discover a slice of modern family living in one of Mango Hill's most sought-after pockets. This impressive double-storey residence offers 4 bedrooms and combines smart design with eco-conscious features, creating the perfect sanctuary for growing families.

Step inside to experience a thoughtfully designed floor plan that maximizes space and functionality. The master bedroom features a private ensuite and built-in wardrobes, while three additional bedrooms provide ample space for family members or a home office setup. The home's split system air conditioning ensures year-round comfort, while the modern kitchen comes complete with a quality dishwasher for convenient living.

Energy efficiency meets modern living with the installation of solar panels, helping to reduce your environmental footprint and energy costs. The property's practical features include:

- Double remote garage with workshop space
- Built-in wardrobes throughout
- Split system air conditioning
- Solar panels for energy efficiency
- Practical shed for additional storage

The outdoor space has been designed for Australian family living, featuring:

- Welcoming entertainment area perfect for year-round gatherings
- Fully fenced 288m<sup>2</sup> block providing security and peace of mind
- Fully Gardened Backyard with a focus of sustainability.
- Additional shed for Boat, Caravan, or Trailer.

Located in the thriving suburb of Mango Hill, this property benefits from exceptional connectivity and amenities. The area has experienced significant growth and development, with the convenience of:

- Two dedicated railway stations - Mango Hill and Mango Hill East
- Multiple bus routes connecting to Redcliffe, Chermside, and beyond
- Easy access to major shopping destinations, including nearby North Lakes with Costco and IKEA

4 BED | 2 BATH | 2 CAR

#### PRICE:

Offers Over \$780,000

#### OPEN FOR INSPECTION:

N/A



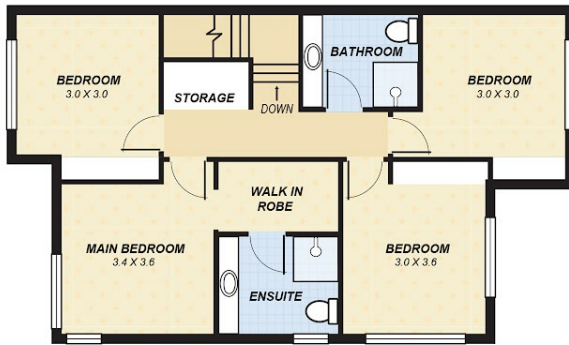
**Troy Merker**

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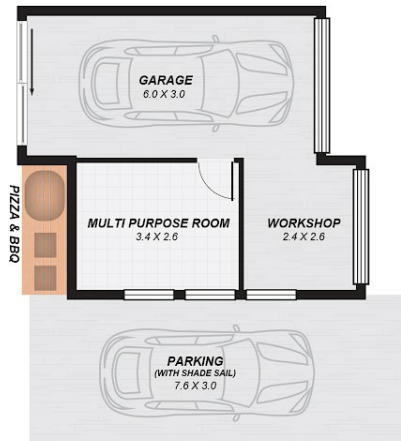
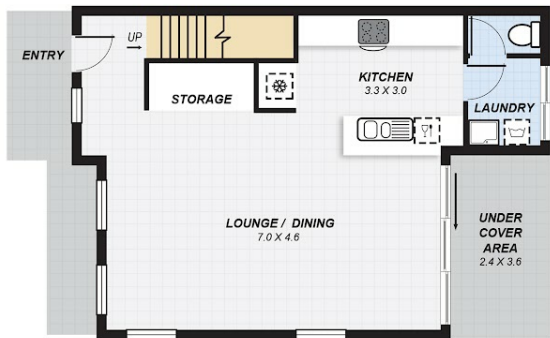
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## UPPER LEVEL



## GROUND LEVEL



Area	m <sup>2</sup>
Living:	120
Garage & MPR:	35
Under cover:	9
Total floor area:	164m <sup>2</sup> (approx)

	m <sup>2</sup>
Land	288

## 2 Napier Park Way, Mango Hill

**DISCLAIMER:** This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.