



# FOR SALE

## EASY LIVING IN THE HEART OF MANGO HILL

Step into easy, low-maintenance living with this beautifully presented townhouse, where comfort, space and everyday convenience come together effortlessly. Tucked away within a well-maintained complex, this home places you just moments from everything that makes life simple - cafés, childcare, Coles, Mango Hill Tavern and the train station are all within easy walking distance.

Inside, the layout has been thoughtfully designed to maximise comfort and flow. Two generous bedrooms offer flexibility for homeowners and investors alike, with the main suite featuring built-in robes, air-conditioning and its own private ensuite. The central bathroom is well appointed with a full-size bath, ideal for everyday living.

At the heart of the home, an open-plan kitchen, dining and living area creates a relaxed and inviting space to unwind. Air-conditioned for year-round comfort, this zone flows seamlessly out to the deck - perfect for your morning coffee, weekend BBQs or casual entertaining with friends.

Completing the package is a single remote garage, internal laundry and screens to windows and doors, allowing for natural airflow and everyday comfort. Residents also enjoy access to resort-style facilities including a sparkling swimming pool, BBQ area and beautifully landscaped communal spaces - all the lifestyle perks, without the upkeep.

### Features:

- Open-plan living and dining filled with natural light
- Contemporary kitchen with ample storage
- Two carpeted bedrooms, including main with ensuite
- Air-conditioning to living area and main bedroom
- Single remote lock-up garage
- Access to pool, BBQ facilities and manicured grounds

A home that's easy to live in, easy to love, and perfectly positioned to enjoy the Mango Hill lifestyle.

Whether you're buying your first place or adding to the portfolio, this one is a great fit.

We look forward to showing you through this property, call Donna or Tom to book your viewing.

2 BED | 2 BATH | 1 CAR

### PRICE:

Offers Over \$749,000

### OPEN FOR INSPECTION:

N/A



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**Approximate under roof space = 101sqm**

*Floor plan, measurements and dimensions are approximate and are for illustrative purposes only. RU Property gives no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.*

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.