



FOR SALE

AFFORDABLE FAMILY LIVING THAT TICKS ALL THE BOXES!

A beautifully maintained 4-bedroom, 2-bathroom family home built in 2011, perfectly positioned in sought-after Mango Hill. Set on a 450m² block with spacious 220m² internal living, this residence offers modern comfort with impressive energy-efficient upgrades.

This property delivers exceptional value with its 13.5kW solar system, ducted air-conditioning throughout, and Tesla EV charger. The home features 3-phase power, rainwater tank, and a separate Pooja room for peaceful reflection. Recent roof painting and tile re-capping ensure long-term durability.

Key highlights include:

- Ducted air-conditioning for year-round comfort
- 13.5kW solar system delivering significant electricity savings
- Tesla charger making it EV-ready
- 3-phase power for future electrical needs
- Low-maintenance backyard perfect for busy families
- Separate Pooja room for private prayer space

Location is unbeatable with Mango Hill Train Station just 3 minutes away, providing easy city access via the Redcliffe Peninsula railway line. The Bruce Highway is easily accessible for those who prefer to drive.

Shopping and lifestyle needs are covered with Westfield North Lakes, Costco, IKEA, and Bunnings all nearby. Local cafés, restaurants, and medical centres add to the convenience.

Families will appreciate the excellent education options including Mango Hill State School and Secondary College, St Benedict's Catholic schools, plus multiple childcare centres. The area offers beautiful parks, walking tracks, and Lake Eden for recreation.

This energy-efficient home combines modern upgrades, cultural sensitivity, and prime location in one of Mango Hill's most desirable pockets. The low-maintenance design and recent improvements mean you can move in with confidence and enjoy stress-free living.

4 BED | 2 BATH | 4 CAR

PRICE:

Inviting offers

OPEN FOR INSPECTION:

N/A



Amandeep Singh

0423298126

amandeep@atrealty.com.au

www.atrealty.com.au

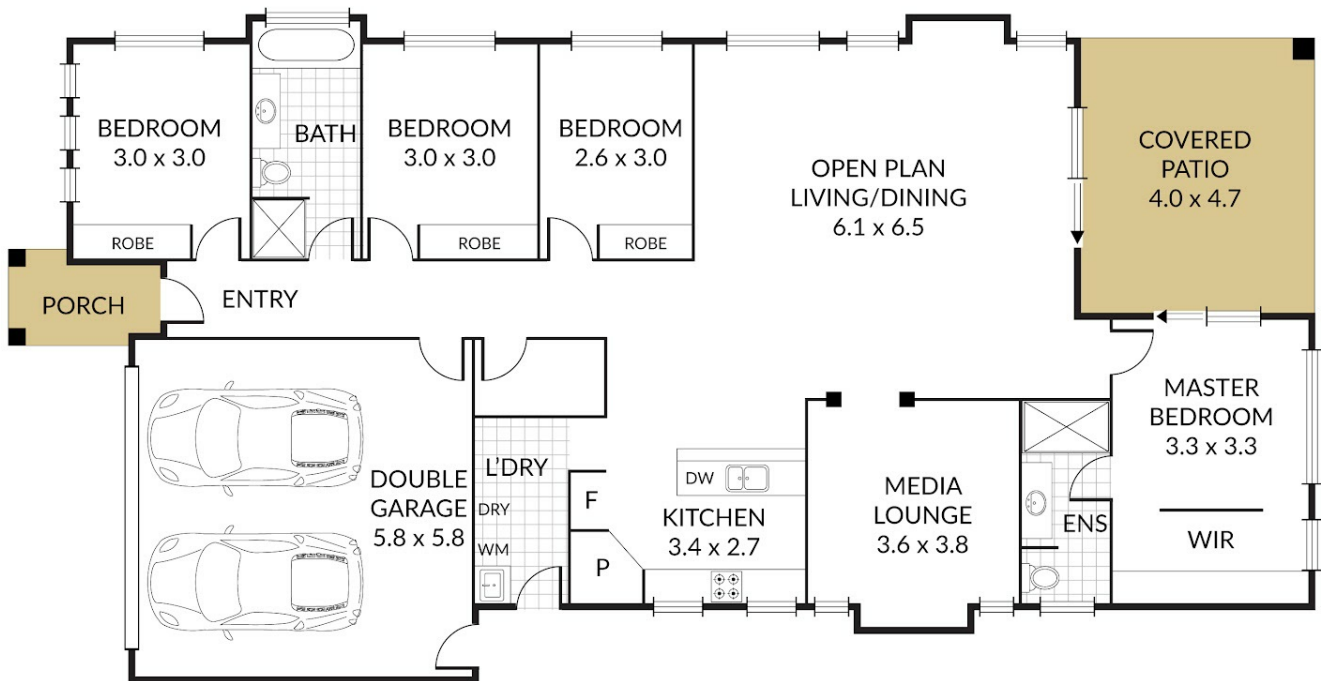
Internal 202m² External 23m² Total 225m²

93 Maryvale Road, **Mango Hill**



4 x 2 x 2 x

NORTH



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.

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.