LJ Hooker Sunnybank Hills
25 Pinelands Road,
SUNNYBANK HILLS QLD 4109

31 Coolmunda St, Mansfield, QLD 4122 **Auction**

House 3 2 2









Elevated Mansfield Entertainer with Pool & Dual-Living Flexi

Auction Location: Onsite & Online via Realtair

Open for Inspection

By Appointment.

Enjoy sun-drenched afternoons entertaining on the expansive elevated deck, overlooking your private pool and lush gardens. Set on a spacious 582m2 block, the clever dual-level layout of 31 Coolmunda St offers the flexibility modern life requires, providing a seamless transition between relaxed indoor living and vibrant outdoor hosting.

Highlights:
- Move-in ready two-storey home on flat 582m2 block within esteemed Mansfield catchment.
- Dual-level flexibility featuring a lockable ground floor with a rumpus room, storage, kitchenette, and second bathroom.
- Bright, light-filled open plan area upstairs with polished floorboards flowing seamlessly to the 3-access wrap-around deck.
- 20-panel solar system with solar battery plus a sparkling pool.
- Well-positioned close to motorway, parks, shops, and schools.

Offering a brilliant dual-level layout, this south-facing home designed for families who value both space and practicality. Designed for families who value both space and practicality, the ground floor adds a layer of genuine flexibility to the home. With the potential for independent access, it features a generous rumpus room, a practical kitchenette, and a second bathroom, this space is ideal for multi-generational living, a dedicated home office, or a separate teenage hangout. Opening directly to a paved patio and your private swimming pool, there's so much to love about the seamless connection to the backyard and the secure, fully fenced lawn.

Heading up the stairs, the heart of the home upstairs is defined by a bright, open living and dining area featuring polished floorboards and an abundance of natural light. This central zone is designed for effortless transition between indoor comfort and outdoor relaxation, with three-way access to the expansive wrap-around deck that acts as the centrepiece for alfresco dining and entertaining.

Outside, the property is designed to be low maintenance yet inviting. Whether you are hosting summer barbecues on the deck or watching the kids play in the pool, the level, flat backyard provides a tranquil, green sanctuary. The home also includes a double lock-up garage with additional driveway space, ensuring convenience for the whole family.

Positioned for ultimate convenience, the home sits within minutes of major motorways, quality local schools, public transport, and diverse shopping precincts

Listed By
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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.

Floorplan

LJ Hooker

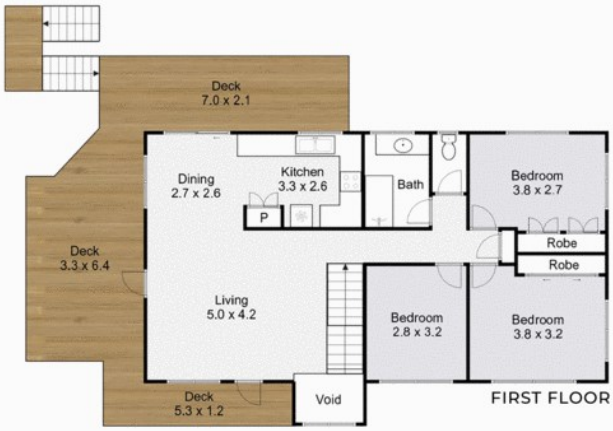
31 Coolmunda Street
MANSFIELD

3 Bed
2 Bath
2 Car

Internal : 169m²
External : 82m²
Total Area : 251m²

Disclaimer: This floorplan is strictly for illustrative purposes only. All measurements are approximate and buyers should make their own enquiries as to the accuracy of the information displayed herein. Floorings, colours, textures and items used are not indicative and are for visual display purposes only. No responsibility will be taken for any errors or omissions. Floorplan created by fastfocus.au





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