



## 22 Kent Court, MANSFIELD, VIC 3722

Brick Family Home in a Quiet Court – Walk to Mansfield's Main Street

Perfectly positioned in the heart of Mansfield, this solid four-bedroom, two-bathroom brick home offers space, comfort and exceptional convenience. Set in a peaceful court and currently tenanted by an excellent long-term tenant, this property presents a fantastic opportunity for investors or future owner-occupiers alike.

Inside, the home features two generous living areas, providing flexibility for families or those who love to entertain. The practical floorplan delivers great separation between living and bedroom zones, ensuring comfort and privacy for all. Year-round comfort is well catered for with split systems and in-slab floor heating. With the addition of solar panels and a battery, this could also provide a very economical way to heat and run the home.

Step outside and you'll discover a standout feature, the impressive outdoor entertaining area. Private, spacious and ideal for year-round gatherings, it's the perfect place to unwind or host friends and family.

The large backyard is a true blank canvas. With plenty of room for kids to play, pets to roam, or future shedding, it also offers space to plant an orchard, veggie gardens, or

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**TYPE:** For Sale

**INTERNET ID:** 300P193332

**SALE DETAILS**

**\$820,000 to \$880,000**

**CONTACT DETAILS**

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create the outdoor haven you've always imagined.

All of this is just an easy stroll to Mansfield's vibrant main street, where you can enjoy a morning coffee, relaxed lunch or dinner out no car required.

#### Property Highlights

- Solid 4-bedroom, 2-bathroom brick home
- Two spacious living areas ideal for families
- Split systems and in-slab floor heating for year-round comfort
- Quiet court location in the heart of Mansfield
- Easy walk to shops, caf s and dining on the main street
- Large blank canvas backyard, perfect for kids, pets, shedding, veggie gardens or an orchard
- Fantastic private outdoor entertaining deck
- Low maintenance, family friendly floorplan
- Strong investment opportunity in a premium position

Whether you're seeking a secure investment or a home with endless potential in a blue chip location, this property is one not to miss.

#### Other features: Close to Shops

- Land Area 1,212.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double garage
- Ensuite









### 22 Kent Court, Mansfield

3 Bedrooms    2 Bathrooms    2 Car Spaces

Disclaimer: This floorplan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Elders gives no guarantee, warranty or representation as to the accuracy and layout. All inquiries must be directed to the agent, vendor or party representing this floorplan.

