

158-164 Kinsellas Road West, Mango Hill



Waler

HEIGHTS

Investment Brochure





Ducted air-conditioning
2.5m & 2.4m ceilings
Ceiling fans
Built-in-robos
NBN ready
Lush landscaping



Located in Mango Hill, just 30 minutes from the CBD
2 minutes from The Lakes College
5 minutes from Westfield North Lakes & Ikea, as well as North Lakes Health Precinct
Easy access to public transport
5 minutes to M1 entrance

A collection of 3 & 4 Bedroom townhouses all with 2.5 Bathrooms.



Single & double carports with additional single & double carspaces for extra convenience.



Overview



Positioned in the heart of Mango Hill, 158–164 Kinsellas Road West offers an exceptional lifestyle opportunity within one of North Brisbane’s fastest-growing and most sought-after communities. This prime location combines suburban tranquillity with everyday convenience, placing residents just minutes from major retail hubs including Westfield North Lakes, an array of cafés and dining options, and essential services.

Families will appreciate the proximity to quality schools, childcare centres, and parklands, while commuters benefit from easy access to the Bruce Highway and nearby Mango Hill East train station, ensuring seamless connectivity to Brisbane CBD and the Sunshine Coast.

Surrounded by leafy streets, walking tracks, and recreational facilities, this address delivers a balanced lifestyle where modern living meets natural amenity. Whether it’s weekend shopping, morning coffee, or an evening stroll, everything you need is right at your doorstep.



The Lifestyle

**KITCHEN**

Benchtop	20mm stone, Star Burst
Cabinetry	Laminate with overhead bulkhead
Drawers	Soft-close throughout
Cutlery	Bank of four cutlery drawers
Sink	1¾ bowl stainless steel
Tapware	Chrome gooseneck mixer
Oven	Inalto 600mm electric (or wall oven)
Cooktop	Inalto 600mm ceramic, 4 zone
Rangehood	Airvolution 600mm slideout
Dishwasher	Inalto 600mm stainless steel
Fridge	Plumbed connection + microwave space
Splashback	Tiled, from standard range

BATHROOMS & ENSUITE

Vanity	Wall-hung Nardini, 2 drawers
Vanity size	800mm or 1100mm, plan-dependent
Bath	Decina Bambino 1510, white acrylic
Shower screen	Semi-frameless, clear glass
Wall tile	450 × 450mm, 2m to showers
Niches	To all showers and above baths
WC	White soft-close dual flush
Tapware	Chrome mixers, Gana MKII
Mirror	Powder-coated to all vanities
Accessories	Layla chrome rails, hooks & holders
Privacy	Latches to bathroom and WC
Ventilation	Exhaust fans throughout

LIVING & FLOORING

Living floor	450 × 450mm tile, laid straight
Bedroom carpet	Creative Moods, 7mm foam underlay
Staircase	Carpet grade with painted handrail
Ceiling height	2,550mm ground · 2,400mm upper
Cornice	90mm cove throughout
Skirting	Pencil-round mouldings, gloss
Walls	Three-coat paint system
Internal doors	2,040mm flush panel, gloss
Door hardware	Bella Passage, satin chrome
Window dress	Roller blinds, Sunset Snow
Robes	Mirrored sliding, melamine fit-out
Master robe	Walk-in to Bedroom 1

Inclusions



CLIMATE & SERVICES

Air-conditioning	10kW ducted Peak Smart, zoned
Vents	Round, white
Insulation	R2.5 ceiling batts & sarking
Wall wrap	Membrane to clad areas, full wrap
Hot water	Electric system
NBN	Pre-wired, ready for connection
TV & data	Living/family + Bedroom 1
Telephone	Point to kitchen
Antenna	TV antenna installed
Smoke detection	Hard-wired with battery backup
Lighting	LED downlights, cool white
Ceiling fans	To all bedrooms & living

LAUNDRY

Tub	30L or 40L Bekken, plan-dependent
Tapware	Chrome Corfu gooseneck mixer
Plumbing	Hot & cold to washing machine
Tiling	Skirting, floor & splashback

EXTERNAL & SECURITY

Roof	Unicote corrugated sheet metal
Window frames	Powder-coated aluminium with locks
Security screens	All doors and windows
Entry door	Corinthian PMAD 104, Tri-Lock
Garage door	Roller or panel-lift, remote control
Termite	Barrier compliant with NCC
Garden taps	Two external brass taps
Clothesline	Foldaway, mounted

SUSTAINABILITY & QUALITY

Energy rating	Minimum 7.0-star
Home warranty	QBCC insurance
Site costs	All inclusive
Compliance	Warranties & certificates provided
Inspection	Independent iBuild defects report
Final clean	Builder's clean prior to handover

OUTDOORS & LANDSCAPE

Driveway	Blue metal exposed aggregate
Alfresco	Concrete, finished to match
Fencing	1.8m pine timber where applicable
Pool fence	1.5m pool-style where applicable
Landscaping	Included, builder's selection

Inclusions



SCHEME 01

Light

Soft, fresh and timeless — a calm, coastal feel with crisp neutrals.

Bricks	Austral 'Shoreline'
Cladding	Dover White / Dulux 'Winter Fog'
Roof & gutters	Unicote 'Off White'
Garage door	Dover White
Floor tile	Astra White Matt
Splashback	Wave White Gloss, brick bond
Kitchen	Soft Walnut Matt & Classic White
Carpet	Creative Moods 'Neutral Beige'
Window frames	White

SCHEME 02

Medium

Warm and contemporary — Hamptons-inspired with a confident, modern edge.

Bricks	Austral 'Flooded Gum'
Cladding	'Shale Grey' / Dover White
Roof & gutters	Unicote 'Montauk'
Fascia	Hampton White
Garage door	Southerly
Floor tile	Astra Silver
Splashback	White Wave Gloss, vertical stack
Kitchen	Black Matt cabinetry throughout
Carpet	Creative Moods 'Rain Cloud'
Window frames	White

SCHEME 03

Dark

Bold, modern and architectural — confident contrast and clean, sculptural lines.

Bricks	Austral 'Blackbutt'
Cladding	Dulux 'Tranquil Retreat' / Dover White
Roof & gutters	Unicote 'Basal'
Fascia	Hamptons White
Garage door	Basalt
Floor tile	Astra Grey Matt
Splashback	White Gloss Wave, horizontal stack
Kitchen	Classic White Matt with Black handles
Carpet	Creative Moods 'Midnight'
Window frames	Black, statement contrast

Three palettes



+13.8%

ANNUAL GROWTH
Mango Hill, 2024–25

4.4%

MEDIAN RENTAL YIELD
Mango Hill

\$640

MEDIAN WEEKLY RENT
Mango Hill houses

0.9%

RENTAL VACANCY
tight, demand-led

\$6.9B

INFRASTRUCTURE PIPELINE
Moreton Bay region

01 The suburb.

Mango Hill sits 30 minutes north of Brisbane in one of South East Queensland's most established residential growth corridors — a tight rental market, steady capital growth and direct rail to the CBD.

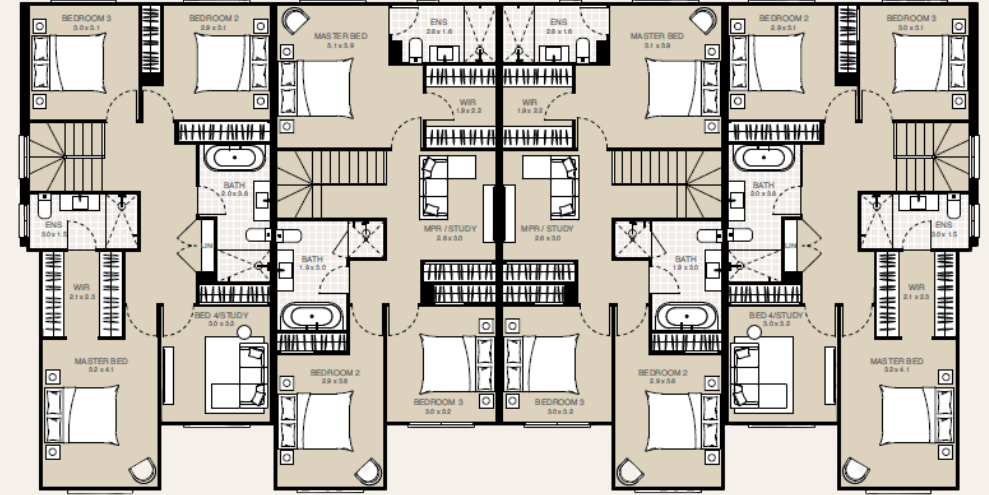
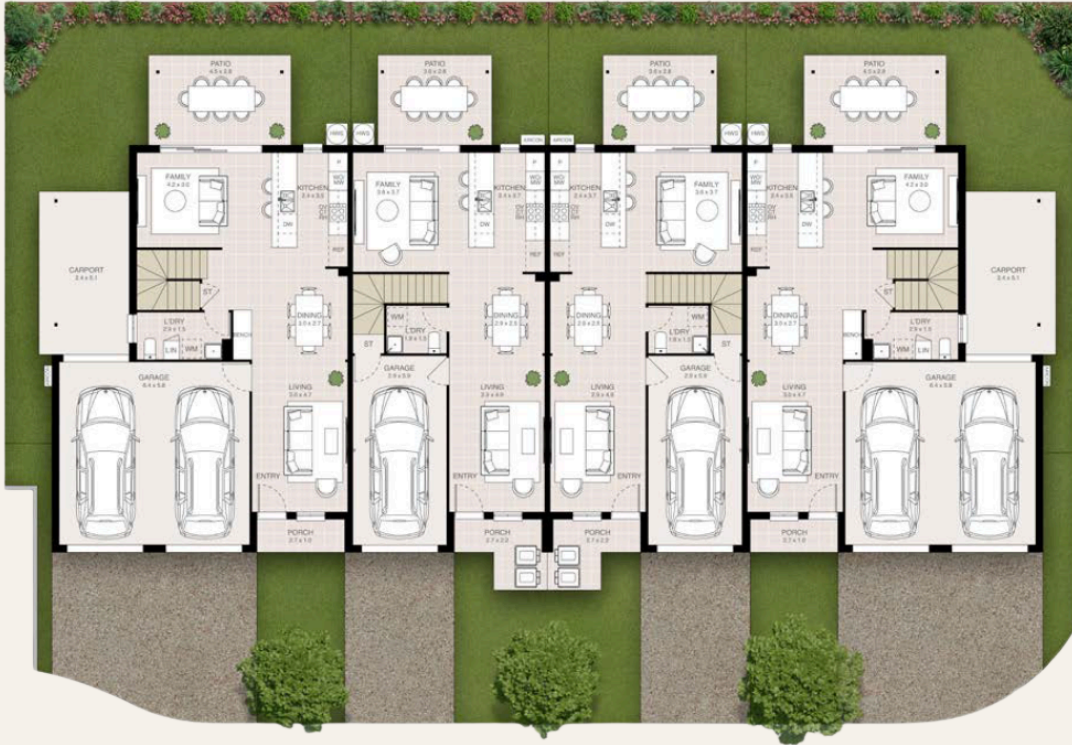
- +13.8% annual growth in median house values (2024–25), reflecting consistent year-on-year demand.
- 0.9% vacancy rate — well below the 3% balanced-market benchmark.
- Around 14,000 residents, with approximately one in three households in rental tenure.
- Direct CBD access via the **Mango Hill** and **Mango Hill East** stations on the Redcliffe Peninsula line.
- Walking distance to Mango Hill State School, Mango Hill Marketplace and Lake Eden's parklands.

02 The corridor.




Inside Australia's fifth-fastest-growing local government area — \$6.9B in committed infrastructure, the Westfield North Lakes employment hub at the door, and ~290,000 new residents forecast by 2046.

- Population projected to reach ~792,700 by 2046 — adding more than a quarter of a million new residents.
- \$6.9B in committed infrastructure, supporting approximately 3,500 jobs across schools, health, transport and the USC Moreton Bay campus.
- Regional economy grew from \$18B (2021) to \$22B (2024), supported by 32,000+ local businesses.
- **Westfield North Lakes**, IKEA, Costco and the broader employment hub all within 5 minutes.
- USC Moreton Bay campus on track for 10,000+ students, supporting sustained long-term rental demand.




Why this investment?



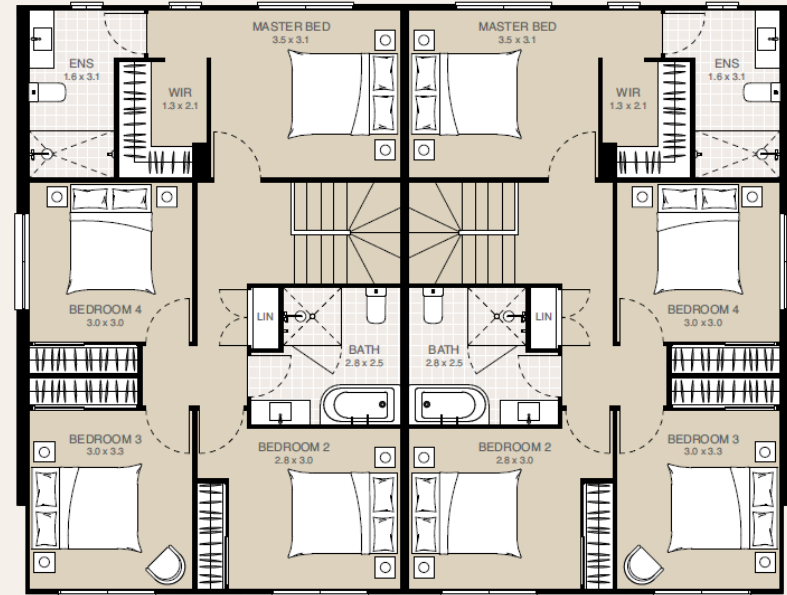
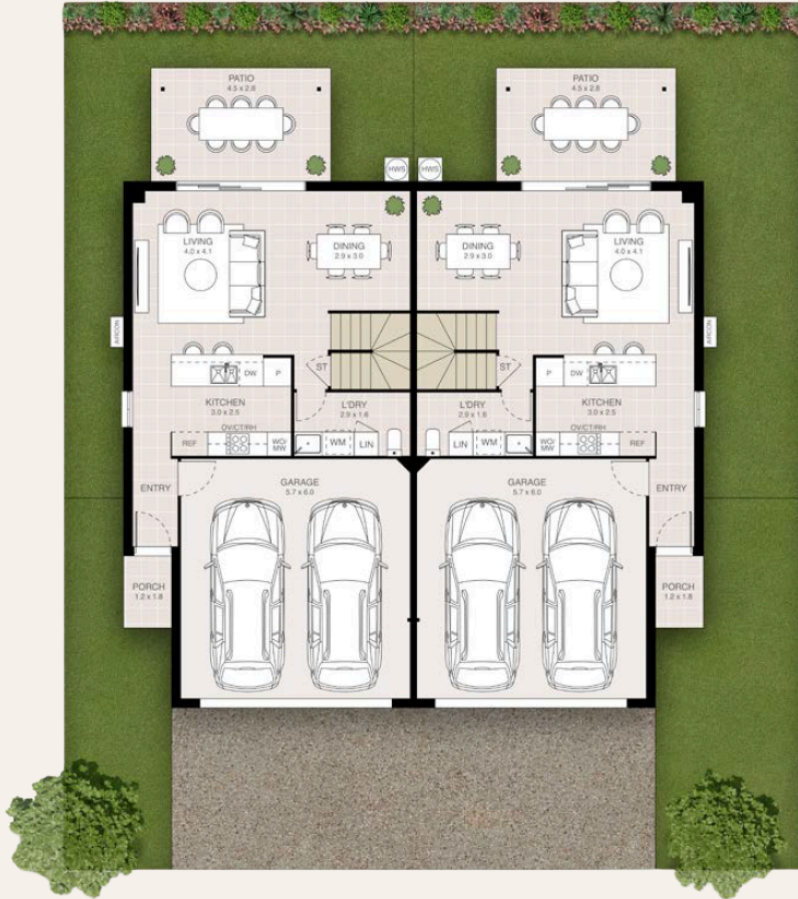
EXTERNAL UNITS

	4		2.5		3
Internal Area			146.75m ²		
Courtyard			12.83m ²		
Total Area			213.49m ²		

INTERNAL UNITS

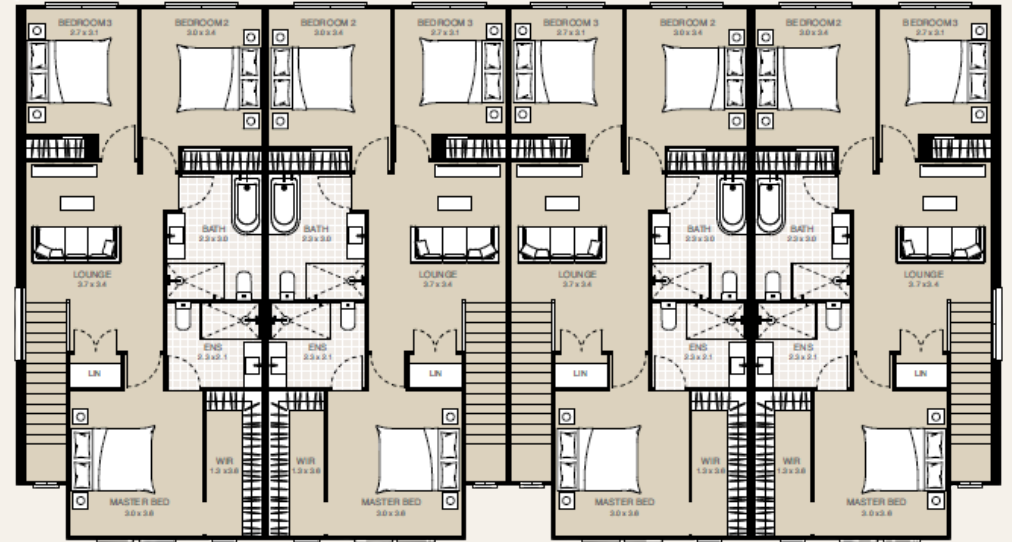
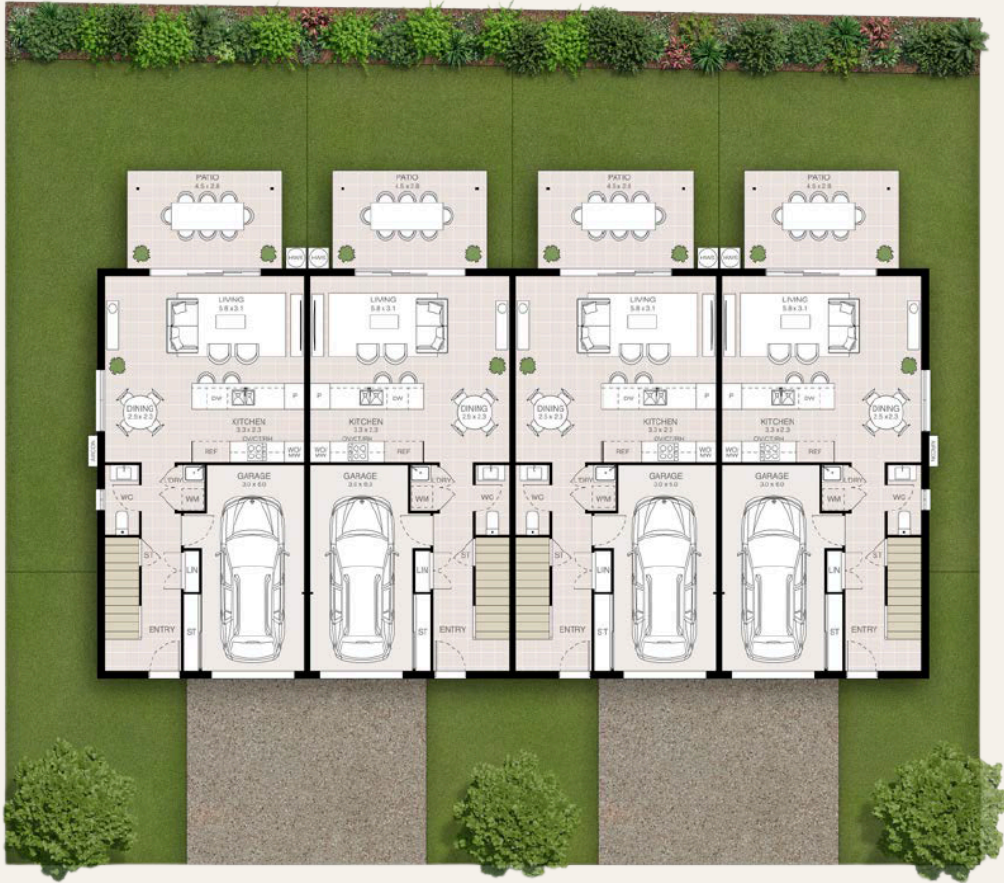
	3		2.5		1
Internal Area			135.06m ²		
Courtyard			10.26m ²		
Total Area			164.44m ²		

Floor Plan (Type B4)




ALL UNITS	4	2.5	2
Internal Area	133.3m ²		
Courtyard	12.82m ²		
Total Area	185.25m ²		

Floor Plan (Type DG6)



EXTERNAL UNITS	3	2.5	1	INTERNAL UNITS	3	2.5	1
Internal Area			128.62m ²	Internal Area			126.94m ²
Courtyard			12.83m ²	Courtyard			12.83m ²
Total Area			163.01m ²	Total Area			161.33m ²

Floor Plan (Type E4)



Waler
HEIGHTS

Choose a
Waler Heights Townhome
as your next investment
property.

