



163 Mount Cotton Road, Capalaba

## Opportunity Knocks

Welcome to 163 Mount Cotton Road, Capalaba —a fantastic opportunity to secure a well-positioned home that perfectly blends comfort, convenience, and lifestyle.

Set on a generous 644m<sup>2</sup> block, this highset property has been freshly painted externally, giving it a crisp, modern street appeal. Ideal for families, first-home buyers, or savvy investors, this home offers both space and practicality in a highly sought-after location, with exciting value-add opportunities to further enhance and capitalise.

### Key Features:

- Classic highset design with great elevation and potential
- Freshly painted exterior for a clean, updated look
- Fully gated property for added security and privacy
- Sparkling in-ground pool —perfect for entertaining or relaxing
- Positioned on a spacious 644m<sup>2</sup> block
- Excellent value-add opportunities to renovate, update or personalise
- Walking distance to local schools —ideal for growing families
- Just metres from a bakery, pharmacy, and news agency for everyday convenience
- Easy access to public transport and major amenities

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### FOR SALE

Expressions Of Interest

### VIEW

Sat 18th Apr @ 1:00PM - 1:30PM

### AGENTS

Jimmy Regan  
0412 941 716  
jregan@ljhpropertycentre.com.au

### AGENCY

LJ Hooker Property Centre  
(07) 3286 2500

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



Enjoy the lifestyle benefits of having everything you need right at your doorstep while still enjoying the space and privacy of a standalone home.

Whether you're looking to add your own personal touches or invest in a well-located property, this home offers outstanding value and future potential in a central Capalaba location.

Don't miss your chance to secure this versatile and conveniently located home!

Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate but make no representation or warranty as to the accuracy or completeness of the information relating to this property. Prospective purchasers should make their own enquiries in respect of any property or information in this advertisement. We accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained therein.

Note: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

## MORE DETAILS

Property ID	BU6JF2S
Property Type	House
Land Area	644 m2
Including	Balcony

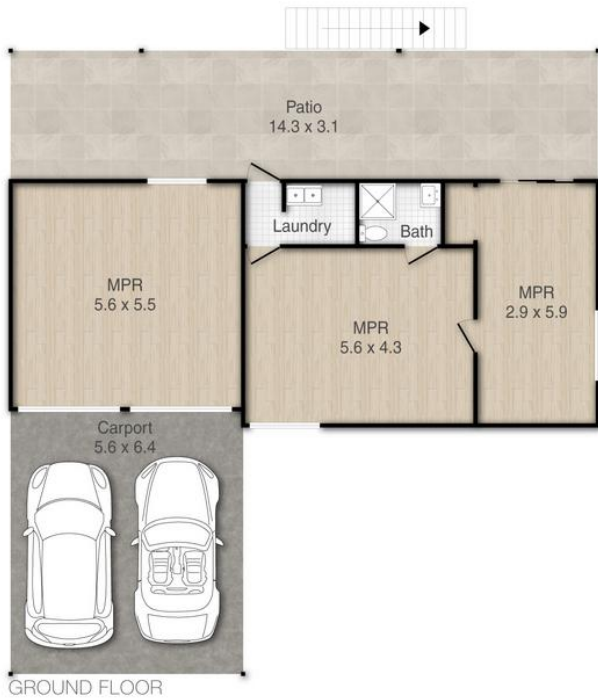
### Jimmy Regan 0412 941 716

Independent Contractor â€” Jimmy Regan Real Estate Pty Ltd | [jregan@ljhpropertycentre.com.au](mailto:jregan@ljhpropertycentre.com.au)

### LJ Hooker Property Centre (07) 3286 2500

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163 Mount Cotton Road, Capalaba  
Covered Area: 313m<sup>2</sup>



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