

## Capalaba, 170 Mount Cotton Road

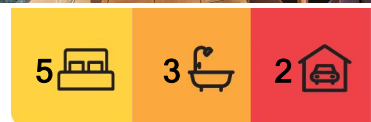
Live in, land-bank or redevelopment opportunity!!

Looking for leverage? Consider the potential for profit here! Sitting atop a very generous 1600m2 of near-level land, zoned medium residential and located in a rapidly growing corridor. This large, low-set, low-maintenance, home is ideal for those looking to get ahead.

The spacious, single-level home is comprised of 4 bedrooms and a study, 2 bathrooms plus the benefit of an encapsulated, self-contained wing that makes an ideal "Granny Flat" or teenage retreat with a 5th bedroom, 3rd full bathroom, kitchenette and living area, perfect for guests, elderly parents or a space that could be rented to supplement your mortgage.

The central hub is a well-designed, 4-bedroom, family-friendly home with office, outdoor entertaining, spacious kitchen, oodles of yard space, drive-through double garage, air-conditioning and endless options for future development and profit.

This is one of those rare opportunities with "Upside" everywhere you turn. In a competitive property market, standout value like this is sure to be appreciated by many but secured by



**For Sale**  
By Negotiation

**View**  
By Appointment

**Contact**  
**Peter Stone**  
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pstone@ljhpropertycentre.com.au



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

**Disclaimer:** 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.

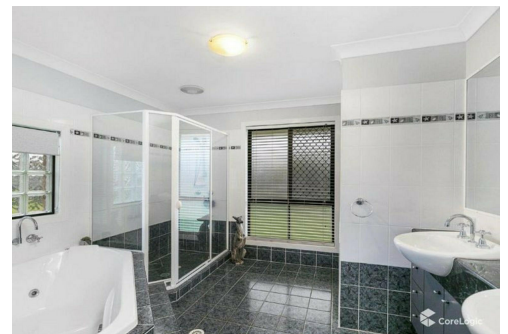
only one. See it today so you can benefit tomorrow!

## More About this Property

<b>Property ID</b>	BR32F2S
<b>Property Type</b>	House
<b>Land Area</b>	1600 m <sup>2</sup>
<b>Including</b>	Ensuite

**Peter Stone 0411 618 304**  
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Floor Plan

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