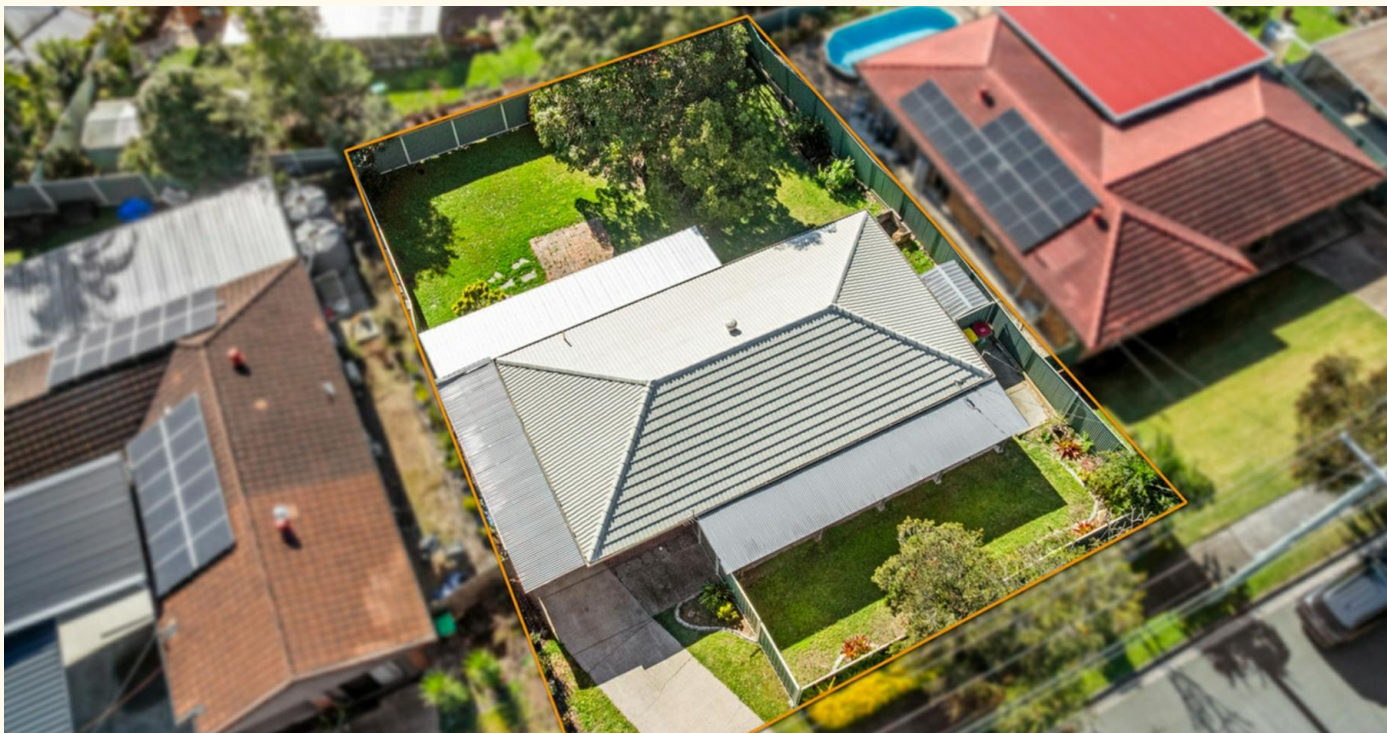




244 Mount Cotton Road, Capalaba

Comfort, Convenience & Plenty of Space to Enjoy

Auction Location: On Site

Set on a generous 600m2 block, this lowset brick home presents a perfect opportunity to first home buyers or downsizers. Located in a perfect position with easy access to Capalaba shopping centre, Bus hub, restaurants and many of the other amenities Capalaba has to offer.

- " Four bedrooms all with built-in robes —one oversized with easy conversion to incorporate an ensuite or perfect as an additional lounge room
- Bathroom with shower, bath, vanity with storage & separate toilet
- Good sized lounge room with separate dining space
- Kitchen at the heart of the home with breakfast bar and good storage
- Separate laundry
- Undercover alfresco area running the whole length of the property, overlooking the backyard
- " Large 600m2 block, fully fenced at both rear and front —abundant of space for kids and pets or room to add a shed or pool
- Two garden sheds
- Carport has drive through access, allowing parking for an

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.

4 1 1

AUCTION

Sat 29th Aug @ 10:00AM

VIEW

Sat 15th Aug @ 9:00AM - 9:30AM

AGENTS

Jimmy Regan
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jregan@ljhpropertycentre.com.au

Shane Kelsey
0407 280 079
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AGENCY

LJ Hooker Property Centre
(07) 3286 2500



- additional car
- Front yard has a gate to allow access for a trailer or car

Whether you're looking to move straight in or invest in one of Capalaba's most convenient locations, this property delivers the perfect balance of lifestyle, location and future potential.

Disclaimer: Whilst every effort has been made to ensure the information contained in this advertisement is true and accurate, no representation or warranty is given as to its accuracy, reliability, or completeness. Prospective purchasers should make their own enquiries and satisfy themselves as to any aspect of the property or information contained herein. We accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements contained in this advertisement.

?Some images used in this advertisement may have been digitally enhanced and/or may include virtual furniture or styling for illustrative purposes. Such images are intended to and may not accurately represent the property's current condition, presentation, fixtures, fittings, or inclusions. Prospective purchasers are encouraged to inspect the property and make their own enquiries regarding its condition and inclusions. assist prospective purchasers in visualising the property

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	BUHDF2S
Property Type	House
Land Area	600 m2
Including	Built-in-Robes
	Fully Fenced

Jimmy Regan 0412 941 716

Independent Contractor â€“ Jimmy Regan Real Estate Pty Ltd | jregan@ljhpropertycentre.com.au

Shane Kelsey 0407 280 079

Sales Agent | skelsey@ljhpropertycentre.com.au

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244 Mount Cotton Road, Capalaba

Covered Area: 188m²



PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED.