



386 Mount Cotton Road, Capalaba

## Solid brick home on 1700m<sup>2</sup>, wide side access + 12m x 10m shed

Auction Location: ONSITE




Welcome to 386 Mount Cotton Road Capalaba, a rare opportunity to secure a much-loved family home, being offered to the market for the very first time in over 45 years.

Set on a generous 1,700m<sup>2</sup> block, this solid double-storey brick residence offers exceptional space, flexibility, and outstanding future potential.

Positioned in a highly convenient Capalaba location within the thriving Redlands community, this is a property that combines lifestyle, land size, and opportunity in one tightly held package.

Just minutes to major shopping centres, transport, parks, and quality schooling including Capalaba State College and Sheldon College the location is ideal for families, investors, or those seeking space close to everything.

Upstairs features a spacious lounge room, large dining area, light-

3  1  8 

### AUCTION

Sat 16th May @ 1:30PM

### VIEW

By Appointment

### AGENTS

Courtney Brown

0410 232 200

cbrown@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.



filled sunroom, three generous bedrooms with built-in robes, excellent internal storage, and an original main bathroom with laundry chute. The layout is comfortable and functional as is, with clear potential to renovate and add significant value.

Downstairs expands the possibilities even further, offering a drive-through tandem garage, two large multipurpose rooms, a separate toilet, laundry, and under-stair storage. This space provides excellent scope for extended family living quarters or a dream teenager retreat or 'man cave' or expansion.

Outside, the property truly stands out with wide side access providing excellent clearance for trucks, caravans, boats, leading to a massive 10m x 12m shed. Perfect for a home-based business, workshop, storage, or anyone needing serious space for vehicles, equipment, or recreational toys.

#### Key Features:

- " First time offered to market in over 45 years
- " 1,700m<sup>2</sup> block in a highly sought-after location
- Solid double-storey brick home with internal stairs
- 3 spacious bedrooms with built-in robes
- Large lounge, dining area, and sunroom
- Spacious updated kitchen
- Original bathroom with laundry chute
- Drive-through tandem garage and under-stair storage
- Two large downstairs multipurpose rooms with conversion potential
- Separate toilet and laundry downstairs
- Huge 10m x 12m shed with wide side access and truck access
- Ideal for renovators, investors, or home-based business use

A property of this size, history, and flexibility is increasingly rare in today's market. Offering space, potential, and in a tightly held location, this is an opportunity not to be missed.

Auction on site 16th May at 1.30pm unless sold prior.

Please contact Courtney Brown to arrange a private inspection or come along to a scheduled open 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 BU77F2S  
Property Type House  
Land Area 1700 m2  
Including Toilets (2)

### Courtney Brown 0410 232 200

Independent Contractor - All About Selling Pty Ltd |  
cbrown@ljhpropertycentre.com.au

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

152-164 Shore St West, Raby Bay, Brisbane Qld 4163  
propertycentre.ljhooker.com.au | hello@ljhpc.com.au





### 386 Mount Cotton Road, Capalaba

Covered Area: 246m<sup>2</sup>



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.