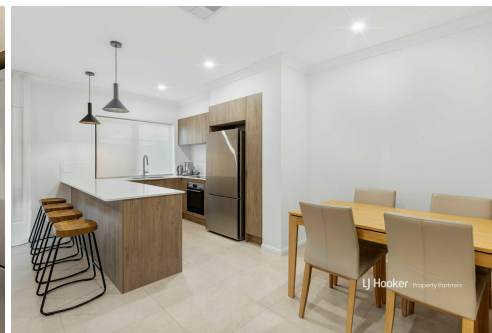
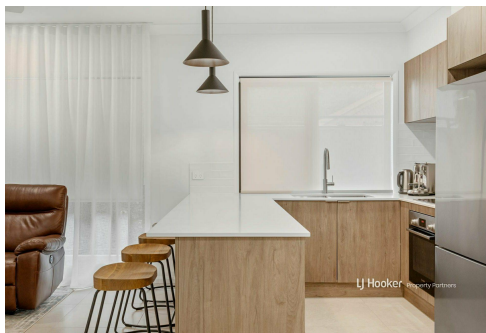
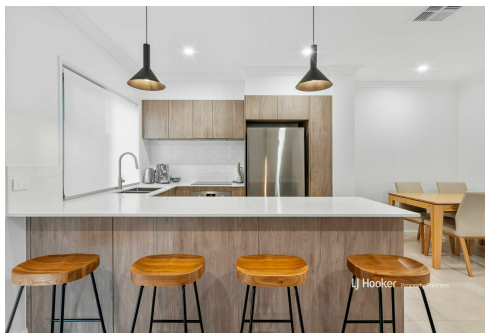
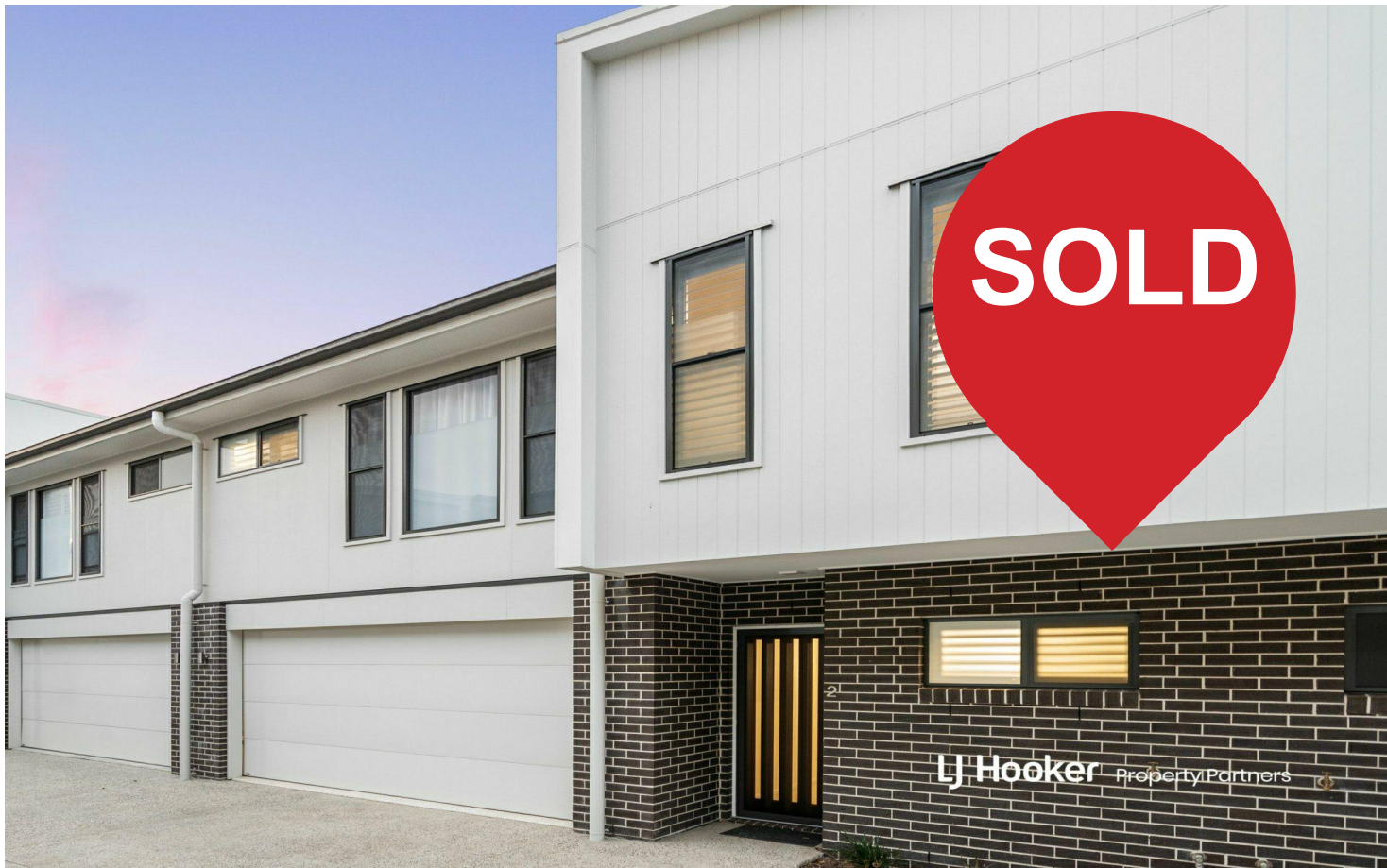




Capalaba, 2/103 Mount Cotton Road

SOLD BY THE FLORENTZOS TEAM

A cruisy 10-minute stroll to Capalaba Park Shopping Centre, Capalaba State College and even less to city-bound buses - this one year young, fully air-conditioned 2-storey townhouse can add an ultra-convenient location to its long list of credentials!

Highlights:

- Tiled living/dining beside designer kitchen with stone benches & Bosch electric appliances
- Carpeted 2nd living area upstairs /u8211? perfect as retreat or study room
- 3 carpeted bedrooms upstairs, all with fans, 2 with BIRs, master with WIR & ensuite
- Full-height tiles, floating vanities in ensuite & family bathroom, bonus powder room below
- Double garage with epoxy floors and rear recess for laundry facilities

Part of a small /u8216?5 a side/u8217? complex of only 10 properties with a central driveway, this fully rendered townhouse looks super stylish from the outside and has a



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3

2

2

For Sale
Please Call

View
ljhooker.com.au/B2D6F4R

Contact
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0414 311 526
peterflorentzos@ljhpp.com.au

Ling Li
0403 192 378
lingli@ljhpp.com.au

LJ Hooker Property Partners
07 3344 0288

contemporary interior to match.

Entering from the double garage (handy on rainy days with the shopping in tow), or through the front door, tiled floors entice you immediately down to a light-filled combined living/dining area and showstopping kitchen, furnished with luxe full-length sheer curtains.

The living side extends onto a sweet covered alfresco patio overlooking a private landscaped courtyard and catering to catch-ups out here will be easy from the fabulous kitchen.

U-shaped for optimal functionality, the sink and its chic gooseneck tap have been placed at the center with a clear, stone topped dining bar one side, illuminated by a pair of drop pendants, and the main cooking hub opposite, brimming with premium Bosch appliances, including an electric cooker/ rangehood and dishwasher.

On the carpeted upper floor, a second open living area on the landing gives you the first glimpse of the white plantation shutters that pop up in all the bedrooms and bathrooms. Complementing the ducted A/C that keeps this whole townhouse cool or cosy, as the weather dictates, each bedroom has a ceiling fan /u8211? two with BIRs and the master with a WIR and ensuite.

Both the ensuite and the family bathroom are tiled floor-to-ceiling, with oversized basins in their space-enhancing floating vanity units. The ensuite has two wash basins, with a vibrant blue-hued tiled splashback and a shower, while the main has a single basin and both a tub and shower.

About 10-minutes on foot will have you hailing a bus up the road to get into town, taking the kids to a park, the local ELC or Capalaba State College. All the supermarket and specialty shop action at Capalaba Park Shopping Centre and its neighbour Capalaba Central are also walkable, or a run in the car will take you 5 minutes at most. Further afield, it/u8217?s a 13 minute drive to Ormiston College and about 15 minutes to waterside wanders at Wellington Point or onto the ferry to North Stradbroke Island.

For a luxe townhouse lifestyle in Brisbane/u8217?s breezy east, close to it all, you won/u8217?t beat this!

AEAF Investments Pty Ltd T/A Peter Florentzos Properties with Sunnybank Districts P/L
T/A LJ Hooker Property Partners ABN 50 133 677 319 / 21 107 068 020

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More About this Property

Property ID	B2D6F4R
Property Type	Townhouse
Land Area	121 m ²
Including	Ensuite Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

Peter Florentzos 0414 311 526

Partner and Agent/Independent Contractor | peterflorentzos@ljhpp.com.au

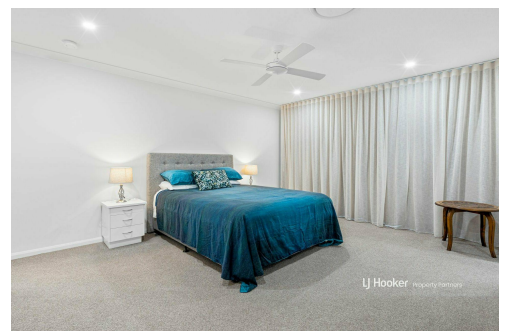
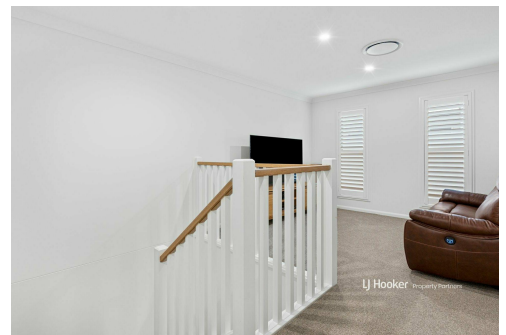
Ling Li 0403 192 378

Buyer Concierge to Peter Florentzos | lingli@ljhpp.com.au

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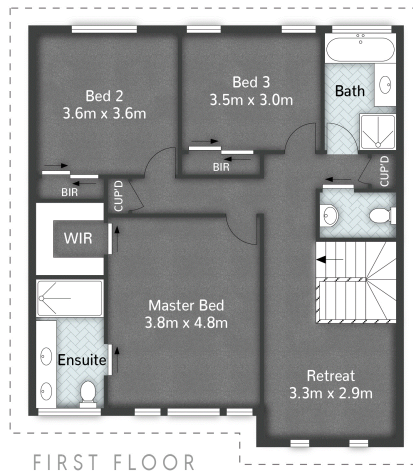
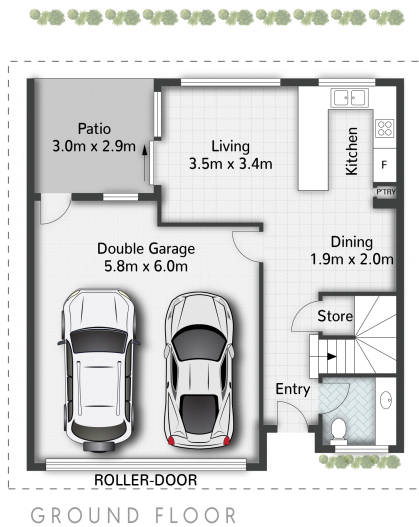
25 Pinelands Road, SUNNYBANK HILLS QLD 4109

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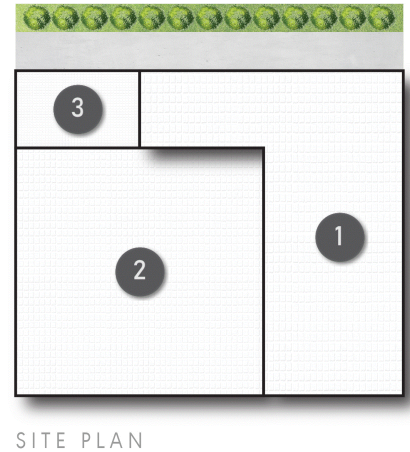
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LEGEND

- 1 RESIDENCE
- 2 GARAGE
- 3 PATIO



2/103 Mount Cotton Road **CAPALABA**

3 | 2 | 2 | 176m²

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
Plans are shown for marketing purposes only.



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