



1-3 Village Drive, Mount Cotton

Bushland Backdrop and Walk to Shops!

Situated on a 1,430m² corner block, 1-3 Village Drive offers bushland views without compromising daily living convenience. The expansiveness of the property is obvious upon entry into the home, with the front yard for childrens' play situated to the right, and entertainment deck with in-ground pool set against a bushland backdrop, to the left. Cathedral ceilings in this steel framed home, accentuate the spaciousness of the interior that incorporates an open living/dining area, hostess kitchen and separate living area. The layout has been thoughtfully designed for functional living with good sized bedrooms, and the sizeable parents' bedroom featuring custom walk-through robe, huge ensuite, pool and bushland views, is an enviable highlight.

Many added extras and inclusions complement this unique property. Just a short walk to Mount Cotton Central shopping village, with the 41-acre Community Park and Bayview Conservation Area only minutes away, this property really offers a wonderful lifestyle for the family. Book your inspection now!

- Main bedroom with custom-built, walk through robe; huge ensuite with double vanity, spa bath, separate shower; direct pool access; bushland views

4 2 3

FOR SALE
By Negotiation

VIEW
Sat 21st Feb @ 10:30AM - 11:00AM

AGENTS
Corinne Guterres
0407 146 252
cguterres@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.

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- Three additional bedrooms with built-in robes
- Open/living dining area featuring Scandia wood heater; access to both front and back yards
- Spacious kitchen featuring stone counters, 5-burner gas cooktop and plenty of cupboard space
- Separate living area
- Main bathroom with shower and w/c
- Laundry with storage cupboard; linen cupboard in hallway;
- Spacious front yard with covered patio plus gazebo
- Covered entertainment deck set in bushland backdrop featuring Aquafresh inground pool with heat pump; surround sound speakers
- car garage, plus carport
- 10kw solar; split system air-conditioning and ceiling fans
- Gas hot water
- " 2 x garden sheds; rainwater tank; irrigation system for gardens
- " NBN —FTTP; back to base security system
- Mount Cotton State School (Primary) and Victoria Point State High School catchment

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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	BU06F2S
Property Type	House
Land Area	1430 m2
Including	Air Conditioning
	Pool
	Outdoor Entertaining
	Water Tank

Corinne Guterres 0407 146 252

Independent Contractor - Tonca Pty Ltd |
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1-3 Village Drive, Mount Cotton

Covered Area: 304m²

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.