



10 Camlet Place, Mount Cotton

Move-in Ready Stunner

Meticulously presented, freshly painted, and featuring a functional layout with thoughtful separation, this Indigo home sets the benchmark for excellence in its price range. Ducted air conditioning, solar power, Plantation shutters, matte porcelain tiles, and reinforced wall support in the Media/Family room for a large TV, are some of the quality features, inclusions and finishes on offer in this impressive home. Aspiring chefs will appreciate the two under bench ovens, perfect for cooking up a storm, plus the sizeable walk-in pantry to house all those ingredients and cooking appliances.

Situated in a sought-after location and minutes from the shopping village, 41-acre Community Park, and Bayview Conservation Area, the family will love the convenience and lifestyle that makes Mount Cotton so special.

- Main bedroom with walk-in robe, large ensuite, and separate w/c
- 3 additional bedrooms with built-in robes
- Spacious open living/dining area opening out to covered patio
- Separate media/family room with reinforced wall support for large TV screen
- Hostess kitchen featuring island bench, stone counters, 5-burner gas cooktop, two under bench ovens, and plenty of storage cabinets; large walk-in pantry
- Main bathroom with separate bath and shower; powder room

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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FOR SALE

Please Call

AGENTS

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0407 146 252
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AGENCY

LJ Hooker Property Centre
(07) 3286 2500



- Laundry with over and under bench cabinetry; hanging rack
- Two linen cupboards and broom cupboard
- 3kw solar; ducted reverse cycle air conditioning; ceiling fans
- Gas hot water
- Built-in cabinet with stone bench, sink, and shelving in garage
- Massive undercover patio with fans and retractable sunshades
- Good sized yard
- Garden shed; pedestrian access on both sides
- NBN - FTTP
- Mount Cotton State School (primary) and Victoria Point State High 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	BUM0F2S
Property Type	House
Land Area	600 m2
Including	Air Conditioning

Corinne Guterres 0407 146 252

Independent Contractor - Tonca Pty Ltd |
cguterres@ljhpropertycentre.com.au

LJ Hooker Property Centre (07) 3286 2500

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Covered Area: 277m²



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.