



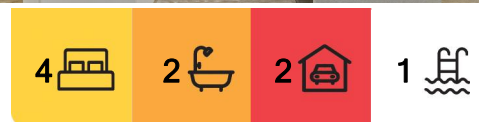
Mount Cotton, 108 Helicia Circuit

Your Own Private Oasis!

Tucked away in the peaceful, leafy surrounds of Mount Cotton, this beautifully finished 4-bedroom, 2-bathroom home offers the perfect balance of modern luxury & relaxed family living. From the moment you arrive, you'll be captivated by its thoughtful design, spacious layout & the resort-style outdoor area that makes every day feel like a holiday.

Here's just a taste of what's on offer:

- * Elegant master suite - privately positioned with its own outdoor access, this generous space features air-conditioning, a large walk-in robe & a stunning ensuite - your very own sanctuary to unwind.
- * Three additional bedrooms - all offering mirrored built-in robes, ceiling fans & air-conditioning - giving everyone their own peaceful & comfortable place to recharge.
- * Sleek modern main bathroom - beautifully designed with contemporary fixtures, a built-in shower niche & elegant finishes - luxury your whole family will love.
- * Gourmet chef's kitchen - featuring Caesarstone benchtops, a striking stone splashback, gas cooktop, feature pendant lighting, abundant bench space & endless storage. Cook,



For Sale
Offers Over \$1.15 Million

View
ljhooker.com.au/1WMAGRF

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entertain & gather with ease!

- * Butler's pantry - complete with an additional oven & designated fridge space - the perfect partner to your dream kitchen, whether you're hosting or meal-prepping for the week.
- * Sparkling inground pool - ideal for summer days, weekend fun & long, relaxing afternoon - all in the privacy of your own backyard paradise.
- * Generous open-plan living spaces - seamlessly connected to the outdoor entertaining area, allowing for effortless indoor-outdoor living with family & friends.
- * Air-conditioning throughout - ensuring year-round comfort no matter the season.
- * Low-maintenance grounds - beautifully presented so you can enjoy more time relaxing & less time working.

Set in a family-friendly community, you'll enjoy close proximity to top local schools, parks, walking trails, Mount Cotton Central shops & a short drive to Victoria Point or the bay. With easy access to the M1, commuting to Brisbane or the Gold Coast is a breeze.

This home has it all - style, space, quality finishes & a layout that simply flows. Opportunities like this don't come along every day - enquire today & make this Mount Cotton gem yours before someone else does!

More About this Property

Property ID	1WMAGR
Property Type	House
Land Area	720 m ²
Including	Air Conditioning Pool Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

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108 HELICIA CIRCUIT, MOUNT COTTON

4 2 2

Internal: 196m² | External: 36m² | Total: 232m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

