



12 Grasstree Court, Mount Cotton

## SOLD BY JAMES AND GRAEME CARMICHAEL

Tucked away in a peaceful cul-de-sac, 12 Grasstree Court offers relaxed, low-maintenance living with higher ceilings, generous bedroom sizes and an easy-care 400m<sup>2</sup> block. Perfect for first-home buyers, downsizers or investors, this home pairs simplicity with comfort in one of Mount Cotton's most serene pockets.

### Property Highlights

#### Living & Layout




- Practical 3-bedroom layout
- ft ceilings throughout enhancing space, airflow and natural light
- Quiet cul-de-sac position offering privacy and minimal traffic
- Open living and dining areas connecting easily to the outdoor space

#### Kitchen & Entertaining

- Centrally located kitchen with functional design
- Good connection between indoor living and outdoor patio
- Ideal footprint for everyday cooking or future upgrades

#### Bedrooms & Comfort

- Large master bedroom with plenty of space for a king bed

3  1  1 

**FOR SALE**  
\$919,000+

### AGENTS

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Nick Marshall  
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### 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.

 **LJ Hooker**

- Two well-sized secondary bedrooms
- Updated lighting and ceiling fans throughout

#### Outdoor Living

- Large covered patio for entertaining or weekend BBQs
- Small courtyard area adding versatility for pets, garden or quiet relaxation
- " 400m<sup>2</sup> block offering low upkeep without sacrificing outdoor usability

#### Parking & Practicality

- Single lock-up garage with additional driveway parking
- Easy-care block for those wanting simple, stress-free living

#### Prime Mount Cotton Location

#### A peaceful, leafy pocket offering:

- Close access to local shops, childcare and community facilities
- Quick trip to Mount Cotton Village and major connecting roads
- Surrounded by nature reserves, walking tracks and green space
- A calm, family-friendly area known for its quiet residential feel

#### Additional Features

- Vacant
- Rates: \$796.61 Per Quarter
- Rental Appraisal Approx: \$660 Per Week

This home offers easy living, modern comfort touches and a peaceful position - a great option for buyers looking for simplicity, convenience and calm in the heart of Mount Cotton.

All information provided is gathered from verified sources and owner-confirmed features; however, prospective buyers are advised to conduct their own due diligence to verify details.

Note: This property is being marketed without a specified price; the listing may appear in a price range for website functionality purposes only.

#### MORE DETAILS

Property ID	BTUCF2S
Property Type	House
House Size	162 m2
Land Area	400 m2
Including	Courtyard

#### James Carmichael 0408 455 771

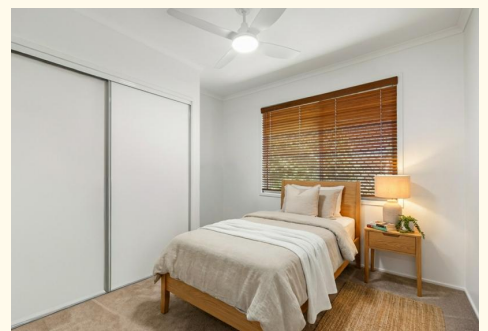
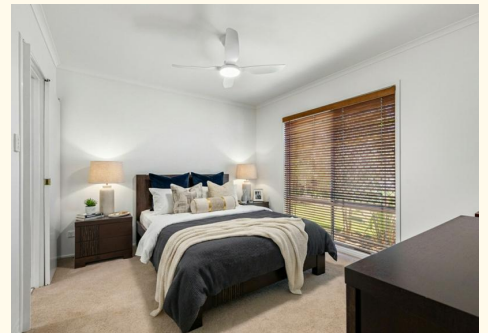
Licensed Real Estate Agent | [jcarmichael@ljhpropertycentre.com.au](mailto:jcarmichael@ljhpropertycentre.com.au)

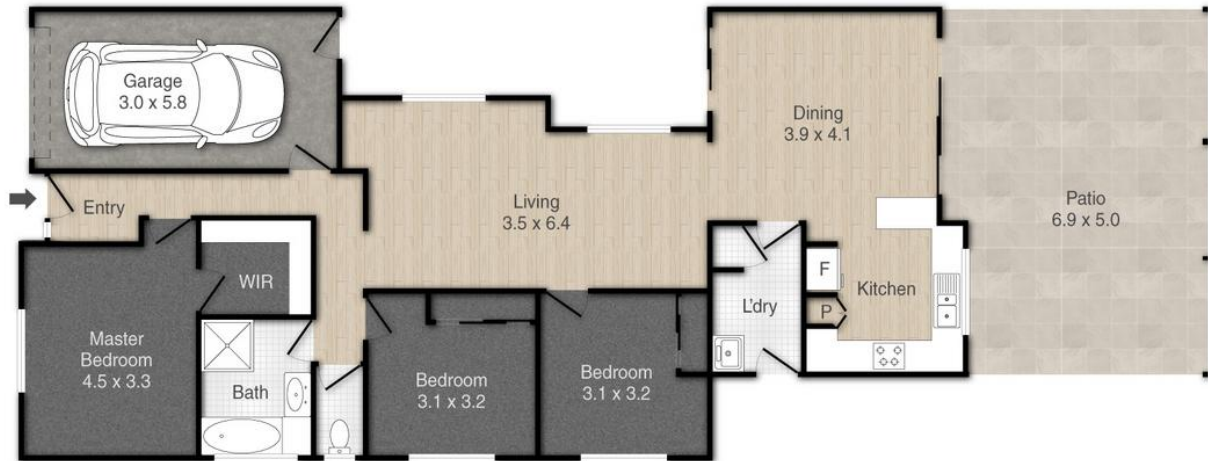
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## 12 Grasstree Court, Mount Cotton

Covered Area: 162m<sup>2</sup>



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