



17 Sugargum Avenue, Mount Cotton

## CONTEMPORARY BEAUTIFUL LOWSET HOME

This beautifully presented lowset 4-bedroom home with a double lock-up garage is the perfect blend of modern comfort and low-maintenance living. With its stylish finishes and practical layout, this property is ready for its new owners to simply move in and enjoy.

Step inside to discover open-plan living zones that flow seamlessly, creating a bright and welcoming atmosphere. The contemporary kitchen, complete with quality finishes, sits at the heart of the home and connects effortlessly to the dining and lounge areas. Each of the four bedrooms is generously sized, offering comfort and flexibility for a growing family or visiting guests.

Outside, the property is designed for easy-care living, allowing you to spend more time relaxing and less time on upkeep. The level block provides space for kids or pets to play, while the double lock-up garage ensures secure parking and additional storage.

Convenience is at your doorstep - just a 4-minute drive to Super IGA, and with quick access to the M1 motorway, you're well connected to both the Gold Coast and Brisbane City.

4 2 2

**FOR SALE**  
Offers Over \$1,020,000

**VIEW**  
By Appointment

**AGENTS**  
Ming Body  
0418 297 978  
mbody@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.

**LJ Hooker**

Whether you're a young family, downsizer, or anyone seeking a relaxed suburban lifestyle, this home ticks all the boxes.

? Don't miss your chance to secure this wonderful opportunity. Contact Team Ming today to arrange your inspection!

Rates: \$1131/quarter with water usage inclusive  
Year built: 2015

**DISCLAIMER:** In preparing this information, we have used our best endeavours to ensure that the information contained therein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein. All information contained by Ming Properties is provided as a convenience to clients.

## MORE DETAILS

Property ID	BTNAF2S
Property Type	House
Land Area	700 m2

### Ming Body 0418 297 978

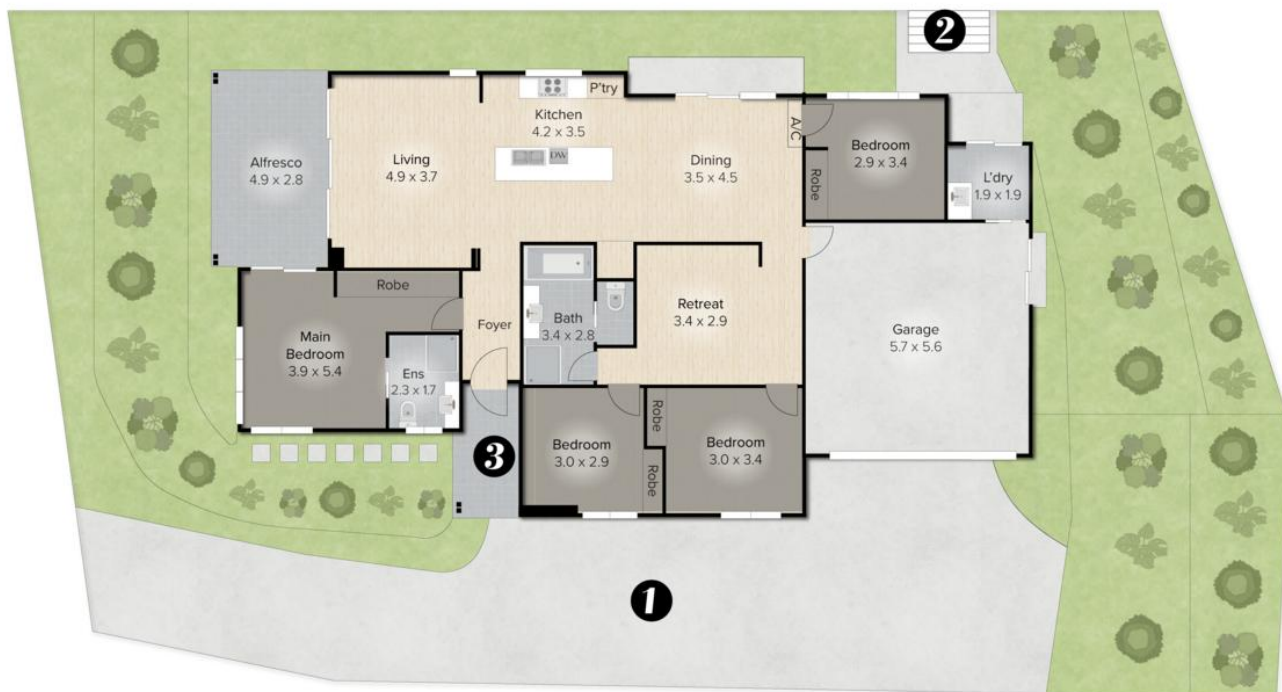
Independent Contractor - Ming Enterprises Pty Ltd |  
mbody@ljhpropertycentre.com.au

### LJ Hooker Property Centre (07) 3286 2500

152-164 Shore St West, Raby Bay, Brisbane Qld 4163  
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**MING BODY**  
PROPERTIES

**17 Sugar Gum Avenue, Mount Cotton**



4



2



2



170m<sup>2</sup>



700 m<sup>2</sup>

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

#### Site Plan Legend

- 1. Driveway
- 2. Clothes Line
- 3. Porch

Paynter & Williams

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