



18 Explorers Way, Mount Cotton

## Gorgeous, 5-Bedroom Family Home

Located in one of the most exclusive and sought after locations in Mount Cotton, this beautifully appointed residence oozes contemporary charm and exudes an inviting warmth. Featuring spacious living areas, a stunning kitchen, sizeable bedrooms and a private outdoor area with in-ground pool and landscaped gardens set in tranquil surrounds, this property is a must see as it offers the best of family living.

Mount Cotton is renowned for its bushland feel and offers a myriad of outdoor activities, from the 41-acre Community Park and Bayview Conservation Park nearby, bushwalking, bicycle and horseback riding trails, plus the added convenience of the shopping village just a stone's throw away. Combine all these attributes with a gorgeous and spacious home, this won't be a decision that's hard to make.

- Main bedroom with walk-through robe; spacious ensuite with separate bath, shower and double vanities; patio access
- Four additional bedrooms with built-in robes
- Large open plan living/dining area
- Hostess kitchen featuring island bench; 900mm gas stove; integrated dishwasher; plenty of storage
- Separate family 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.

5 🏠 2 🛏 2 🚗

**FOR SALE**  
\$1,450,000

### AGENTS

Corinne Guterres  
0407 146 252  
cguterres@ljhpropertycentre.com.au

Karen Renouf  
0413 473 461  
krenouf@ljhpropertycentre.com.au

### AGENCY

LJ Hooker Property Centre  
(07) 3286 2500



- Good sized kids' retreat adjoining 3 bedrooms
- Main bathroom with separate bath and shower; separate w/c
- Stunning laundry with under and over bench cabinets and linen cupboard
- Undercover entertainment area looking out to inground, saltwater pool with waterfall feature; pool hut; tropical gardens
- " 6kw solar power; ducted aircon; ceiling fans
- " NBN —FTTP
- car garage with epoxy flooring and access to side of house
- Rainwater tank; garden shed
- Mount Cotton State School (Primary) and Victoria Point State High School catchment

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

## MORE DETAILS

Property ID	BTDCF2S
Property Type	House
Land Area	935 m2
Including	Pool Outdoor Entertaining Water Tank

### Corinne Guterres 0407 146 252

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

### Karen Renouf 0413 473 461

High Performance Agent - Team Renouf Properties Pty Ltd at LJH  
Property Centre | krenouf@ljhpropertycentre.com.au

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

152-164 Shore St West, Raby Bay, Brisbane Qld 4163  
propertycentre.ljhooker.com.au | hello@ljhpc.com.au





## 18 Explorers Way, Mount Cotton

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.