

22 Brut Street, Mount Cotton




Elevated, Split-Level Living

Set atop a family-friendly street capturing gentle bay breezes, this neatly presented home will tick a lot of boxes for families with children of all ages. Multiple living areas feature in the functional layout, providing private spaces for individuals within the home.

Three bedrooms, the main bathroom, and kids' retreat/rumpus occupy the ground level, whilst the media room, open living/dining area, hostess kitchen, main bedroom, and laundry are found on the upper level. The living area opens out to the covered patio with views of distant bushland, perfect for alfresco dining and entertaining, and kids can enjoy playtime in secure grassed areas at the front and back of the property.

For those who like their outdoor activities, Bayview Conservation Area is across the main roundabout, with the 41-acre Community Park in close proximity. Mount Cotton Central is the local shopping village which caters to day-to-day necessities, and Victoria Point Shopping Centre with its myriad of specialty shops, cafes, restaurants and Cineplex, is only a short drive away from this estate.

- Main bedroom with sizeable walk-in robe; ensuite
- 3 generous bedrooms with built-in robes
- Kid's retreat/rumpus room
- Spacious open living/dining area leading onto covered patio and

4  2  2 

FOR SALE

Offers Over \$1,150,000

AGENTS

Corinne Guterres
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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**

- backyard
- Hostess kitchen with stone benches, plenty of storage cupboards and large walk-in pantry
- Media room with split system air-conditioning
- Main bathroom with separate bath and shower; separate w/c
- Large laundry with built-in bench and cabinets; large storage cupboard
- Double door linen cupboard next to main bedroom
- Ceiling fans in bedrooms, living area and rumpus
- 6.5Kw solar
- Eufy solar security cameras
- NBN - FTTP
- Redland Bay State School (primary) and Victoria State High School catchment

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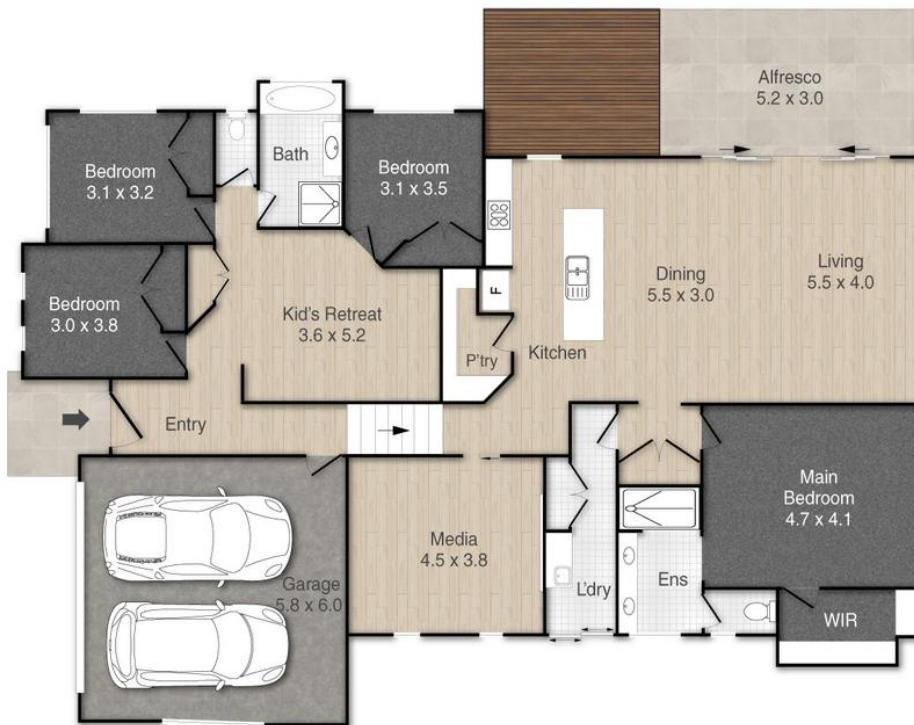
MORE DETAILS

Property ID	BTMWF2S
Property Type	House
Land Area	700 m2
Including	Outdoor Entertaining

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 Independent Contractor - Tonca Pty Ltd |
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