



## Mount Cotton, 3 Durian Street

### TROPICAL PARADISE

Located in a sought-after pocket of Mount Cotton, 3 Durian Street offers a perfect blend of tropical charm and modern living. This low-set home is an entertainer's dream, boasting a spacious outdoor area complete with a Bali hut and a serene pool featuring a tropics waterfall. Living here feels like holiday every day.

Inside, you'll find multiple living areas that provide ample space for relaxation and family gatherings. The stylish kitchen overlooks the open-plan living and dining spaces, designed for seamless flow to the outdoor oasis.

The home is just a short stroll to the Mount Cotton Shopping Centre, offering convenience alongside a lifestyle of comfort and tranquility. Don't miss this opportunity to enjoy resort-style living in a friendly, well-connected neighbourhood! Contact Ming for your inspections.

Rates: Approx. \$978/quarter with water usage inclusive



**Disclaimer:** 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.

3 2 4 1

**For Sale**  
\$950,000

**View**  
[ljhooker.com.au/BSRJF2S](http://ljhooker.com.au/BSRJF2S)

**Contact**  
**Ming Body**  
0418 297 978  
[mbody@ljhpropertycentre.com.au](mailto:mbody@ljhpropertycentre.com.au)

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

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## More About this Property

<b>Property ID</b>	BSRJF2S
<b>Property Type</b>	House
<b>Land Area</b>	800 m <sup>2</sup>
<b>Including</b>	Pool Outdoor Entertaining

### 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 Street West, Raby Bay, Brisbane QLD 4163  
propertycentre.ljhooker.com.au | hello@ljhpc.com.au



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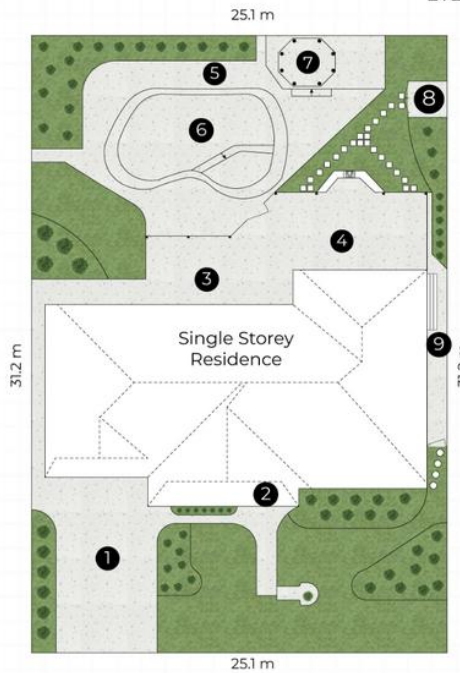
**MING BODY**  
PROPERTIES  
Ming Body  
0418 297 978

**SITE PLAN LEGEND**

- 1. Driveway
- 2. Porch
- 3. Alfresco
- 4. Outdoor Dining
- 5. Pool Area
- 6. Pool
- 7. Pergola
- 8. Shed
- 9. Clothes Line



:: FLOOR PLAN



3 Durian Street  
:: SITE PLAN

3 Durian Street  
**Mount Cotton**

3 2 4 800 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.



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