



3 Persian Close, Mount Cotton

Gorgeous Home with Bay Breezes and Distant Views

Immaculately presented, this steel-framed, 3-bed stunner with 2 living areas plus study, is perfect for young families, couples and downsizers looking for spacious living without the extra maintenance. Built by award winning Coral Homes, featuring quality fittings and thoughtful inclusions like a walk-in pantry and two covered outdoor entertainment areas, it's a must to inspect this unique property, offered to market for the first time.

Perched atop a quiet cul-de-sac in family friendly and prestigious Silkwood Estate, located between the shopping village and 41-acre Community Park on one side and Bayview Conservation Area across the road on the other, this is your opportunity to reclaim your downtime and bask in the lifestyle that Mount Cotton is renowned for.

- Main bedroom with walk-in robe; ensuite with double vanities
- 2 additional bedrooms with built-in robes
- Spacious open dining and living area incorporating a large hostess kitchen featuring island bench, stone counters, 900mm Induction cooktop and under bench oven, rangehood, dishwasher, plenty of cupboard space, and walk-in pantry
- Family Room with in-built BOSE surround sound system and speakers

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 2

FOR SALE
FOR SALE

VIEW

Sat 24th Oct @ 10:00AM - 10:30AM

AGENTS

Corinne Guterres

0407 146 252

cguterres@ljhpropertycentre.com.au

AGENCY

LJ Hooker Property Centre

(07) 3286 2500

LJ Hooker

- Sizeable study with two ethernet ports and magnetic blackboard
- Main bathroom with separate bath and shower; separate w/c
- Good sized laundry; 2-door linen cupboard
- Covered patio plus gazebo with distant views; easy maintenance outdoor area
- 6 x split system air conditioners
- " Electric hot water system
- " NBN —FTTN
- Mount Cotton State School (primary) and Victoria Point State High School

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Note: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

MORE DETAILS

Property ID	BURJF2S
Property Type	House
Land Area	533 m2
Including	Air Conditioning
	Outdoor Entertaining

Corinne Guterres 0407 146 252

Independent Contractor - Tonca Pty Ltd |
cguterres@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





3 Persian Close, Mount Cotton

Covered Area: 211m²



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.