

## Mount Cotton, 31 Spotted Gum Crescent

Two Driveways; Shed; Ducted Aircon; Solar

If what's in the heading is ticking boxes on your wish list, you're going to love the rest of what this property offers. Located in a quiet, family friendly street on a 629m2 block backing onto a nature reserve, this immaculately presented 4-bedroom home with 2 separate living areas and quality inclusions and fixtures complementing the functional layout, is move in ready and awaiting its new owners.

Mount Cotton is all about lifestyle with the shopping village just a few minutes' drive away, and the 41-acre community park and bushwalking trails nearby. A perfect family home in a perfect location. Call now to inspect.

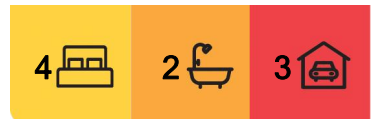
\*Main bedroom with ensuite and 3-door built-in robe

\*3 additional bedrooms with built-in robes

\*Functional hostess kitchen with stone counters; 900mm freestanding, 5-burner gas stove; walk-in pantry; filtered cold water; and fitting for plumbed fridge with filtered water



**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.



**For Sale**  
By Negotiation

**View**  
[ljhooker.com.au/BSMTF2S](http://ljhooker.com.au/BSMTF2S)

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**(07) 3286 2500**

- \*Open lounge/dining area leading onto covered patio
- \*Separate family/media room
- \*Main bathroom with separate bath and shower; separate w/c
- \*Laundry with 2-door linen cupboard
- \*Covered patio with bushland view; easy-care garden
- \*Second driveway with 6 x 3m shed with roller-door access to garden; garden shed
- \*Zoned, ducted air conditioning
- \*10kw solar; gas hot water system
- \*Rainwater tank, plumbed to washing machine, w/c's, and outdoor taps
- \*Stainless steel security screens on front and patio doors
- \*Internet - Opticomm
- \*Mount Cotton State School (primary) and Victoria Point State High catchment

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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 About this Property

<b>Property ID</b>	BSMTF2S
<b>Property Type</b>	House
<b>Land Area</b>	629 m <sup>2</sup>
<b>Including</b>	Air Conditioning Water Tank

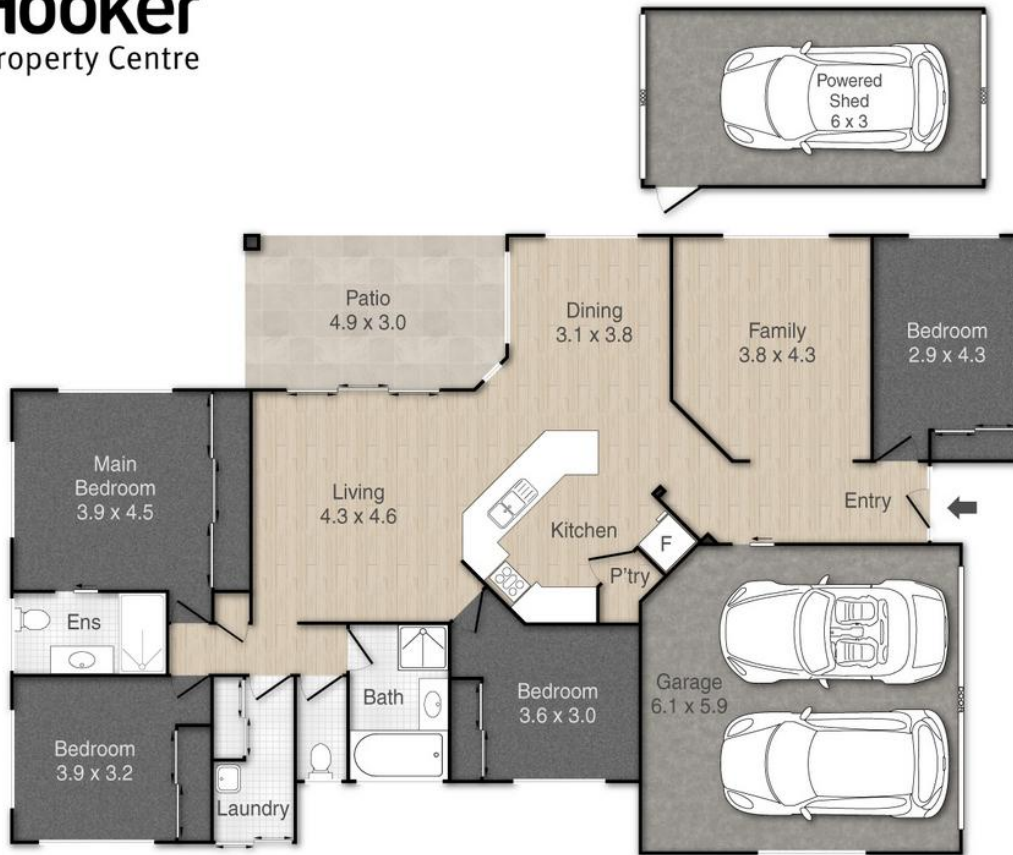
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