



33 Bellflower Crescent, Mount Cotton

## Modern Family Home Opposite Parkland in Peaceful Location

Be quick to secure this fantastic modern family home, perfectly positioned in a quiet, peaceful pocket of Mount Cotton directly opposite a large park surrounded by beautiful established trees and just two doors from a nature reserve.

Offering the perfect blend of comfort, functionality, and lifestyle, this beautifully presented home is ideal for families, first home buyers, and savvy investors looking to secure a quality property in a highly sought-after location.

Step inside to discover a light-filled layout featuring multiple living areas, modern finishes, and a spacious open-plan design. The home includes four well-sized bedrooms and two bathrooms, with the master suite offering mirrored built-in robes and a private ensuite complete with a double shower.

The stylish kitchen is the heart of the home and features:

- Stone benchtops
- Stainless steel appliances
- Electric oven and cooktop

4  2  2 

### FOR SALE

Offers Over \$999,000

### VIEW

Thu 14th May @ 5:15PM - 5:45PM

### AGENTS

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### AGENCY

LJ Hooker Shailer Park

(07) 3102 0829

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 **LJ Hooker**

Dishwasher  
Ample cupboard and bench space

The spacious tiled living and dining area flows seamlessly to the covered alfresco entertaining area, while air conditioning in the main living space ensures year-round comfort.

Additional features include:

Fully fenced 600m<sup>2</sup> block  
Air conditioning in living room  
Gas instantaneous hot water  
Rainwater tank connected to toilets and washing machine  
Separate carpeted lounge room  
Security screens and blinds throughout  
Double remote garage with internal access  
Excellent natural light throughout  
Peaceful family-friendly neighbourhood

First home buyers will love the opportunity to enter the market with a modern, move-in-ready home in a fantastic location, while investors will appreciate the strong rental appeal, low-maintenance design, and high-demand family-friendly setting.

Enjoy the convenience of nearby walking and cycling tracks, parks, schools, public transport, and local shopping. Ideally located between Brisbane and the Gold Coast, with Victoria Point Shopping Centre and waterfront dining only 10 minutes away. Within 15 minutes, you can also be exploring beautiful Moreton Bay.

Families will also love being just minutes from Mount Cotton Skate Park and Recreation Reserve featuring playgrounds, lakes, picnic areas, and open green space.

This is an outstanding opportunity to secure a modern home in one of Mount Cotton's most desirable and peaceful locations - inspect today before it's gone.

## MORE DETAILS

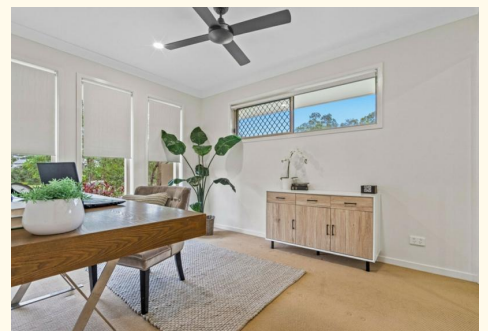
Property ID	6EGHVG
Property Type	House
House Size	170 m <sup>2</sup>
Land Area	600 m <sup>2</sup>
Including	Toilets (2)

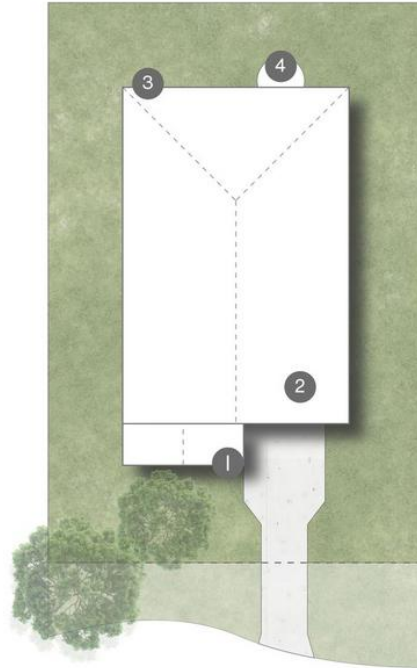
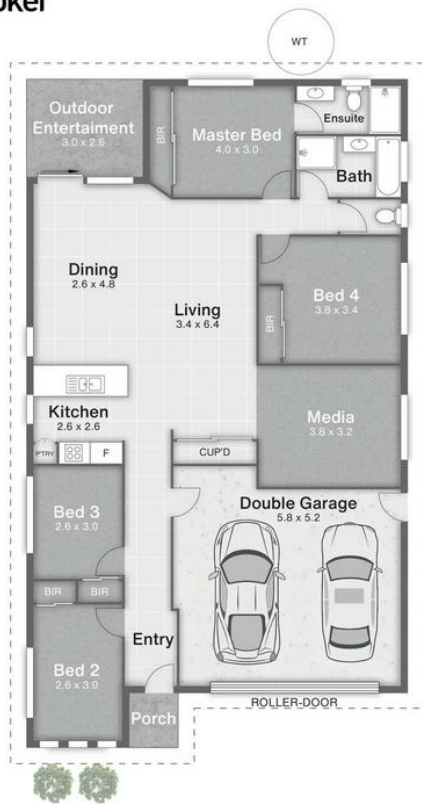
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**LJ Hooker Shailer Park (07) 3102 0829**

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- 1 Porch
- 2 Garage
- 3 Entertainment
- 4 Water Tank

33 Bellflower Crescent **MOUNT COTTON**

4 | 2 | 2 | 170m<sup>2</sup> | 600m<sup>2</sup>



**DISCLAIMER**  
 This is not a legal document; all measurements and dimensions are approximate and are subject to errors, omission or misstatement. No liability will be accepted. Plans are shown for marketing purposes only.