



49 Spotted Gum Crescent, Mount Cotton

Easy Maintenance Family Home in Quiet Pocket

Young families and downsizers, this is the one you've been waiting for. Nestled in a peaceful, leafy pocket of Mount Cotton, this neatly presented home offers the perfect balance of comfort, convenience, and lifestyle.

This home features four generous bedrooms and a spacious, light-filled, open-plan living area that flows seamlessly outdoors. The covered patio is enveloped in a landscaped backyard with tranquil views; the ideal spot to relax in while kids play.

Just minutes away, you'll find Mount Cotton Central Shopping Village, the 41-acre Community Park and Bayview Conservation Area for outdoor adventures. Families are well catered for with two childcare centres, family day care options and Mount Cotton State School for primary students. Mount Cotton delivers the charm of a country lifestyle with the ease of city convenience. Come and see for yourself why Mount Cotton is one of the Redlands' most sought-after suburbs.

- Main bedroom with ensuite and walk-in robe
- 3 additional bedrooms with built-in robes
- Spacious kitchen featuring with stone benchtops and plenty of storage

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.

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FOR SALE

For Sale

AGENTS

Corinne Guterres
0407 146 252
cguterres@ljhpropertycentre.com.au

AGENCY

LJ Hooker Property Centre
(07) 3286 2500



- Open dining/living area leading onto covered patio
- Main bathroom with separate bath and shower; separate w/c
- Laundry with 2-door storage cupboard
- Undercover patio with good sized yard
- car garage with 3-door storage cupboard and access to side of house
- Split system air-conditioning in open living/dining area and 3 bedrooms
- Ceiling fans in all bedrooms
- Gas hot water
- Rainwater tank connected to toilets, washing machine, and outdoor tap
- " Internet —Optus 5G
- Potential rental return \$730-760/week
- Mount Cotton State School (primary) and Victoria Point State High catchment

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MORE DETAILS

Property ID	BTM3F2S
Property Type	House
Land Area	616 m2
Including	Water Tank

Corinne Guterres 0407 146 252

Independent Contractor - Tonca Pty Ltd |
cguterres@ljhpropertycentre.com.au

LJ Hooker Property Centre (07) 3286 2500

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