



6 Scribbly Gum Place, Mount Cotton

## A lot of Living to do

This contemporary home, nestled on 691m2 corner block is ideal for family living with an exceptional second level master suite and its private, lush, leafy outlook. Designed for effortless entertaining, this home features a generous open-plan kitchen, along with well-proportioned dining and living areas that flow seamlessly to a covered outdoor space and beautifully landscaped gardens. The residence is bathed in natural light from the large windows that line the effortlessly connected living spaces, providing picturesque garden views from all living areas.

Perfect for a family this home is the ideal combination of functionality and serenity creating a space of both comfort and elegance.

- Open plan kitchen, dining and living areas flooded with natural light and flowing seamlessly into a lovely undercover outdoor living space
- Large kitchen with ample storage, new electric oven and cooktop, dishwasher and stone benchtops overlooking the serene garden and courtyard
- Exceptional master suite upstairs with air-conditioning and fan featuring picturesque views of the home's leafy surroundings and expansive walk-in wardrobe connecting to a large ensuite with vanity, shower, toilet
- 3 additional bedrooms all with fans and built ins, the third with air

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**  
Offers Invited

### AGENTS

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Ian Shortell  
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### AGENCY

LJ Hooker Property Centre  
(07) 3286 2500

LJ Hooker

conditioning

- Family bathroom with bathtub, shower, vanity and separate toilet
- Undercover outdoor living area connecting to the beautifully landscaped gardens with courtyard offering a tranquil setting for relaxation, play, or entertaining guests
- Built in BBQ area with storage space and room for a mini fridge
- Double remote-controlled garage and additional off-street parking
- Fully fenced, private 691m2 block with garden shed and chicken coop located in a quiet residential pocket
- Extras include security screens, laundry with sliding door to backyard, electric hot water, fans throughout, 5 kw Solar system, 5000L water tank, split system air conditioning
- Ideally located close to acres of parkland, Mount Cotton Central shopping village and the Mount Cotton State School.

Call now to arrange your private inspection.

## MORE DETAILS

Property ID	BTFGF2S
Property Type	House
Land Area	691 m2
Including	Air Conditioning Courtyard Outdoor Entertaining Water Tank

### Karen Renouf 0413 473 461

High Performance Agent - Team Renouf Properties Pty Ltd at LJH Property Centre | [krenouf@ljhpropertycentre.com.au](mailto:krenouf@ljhpropertycentre.com.au)

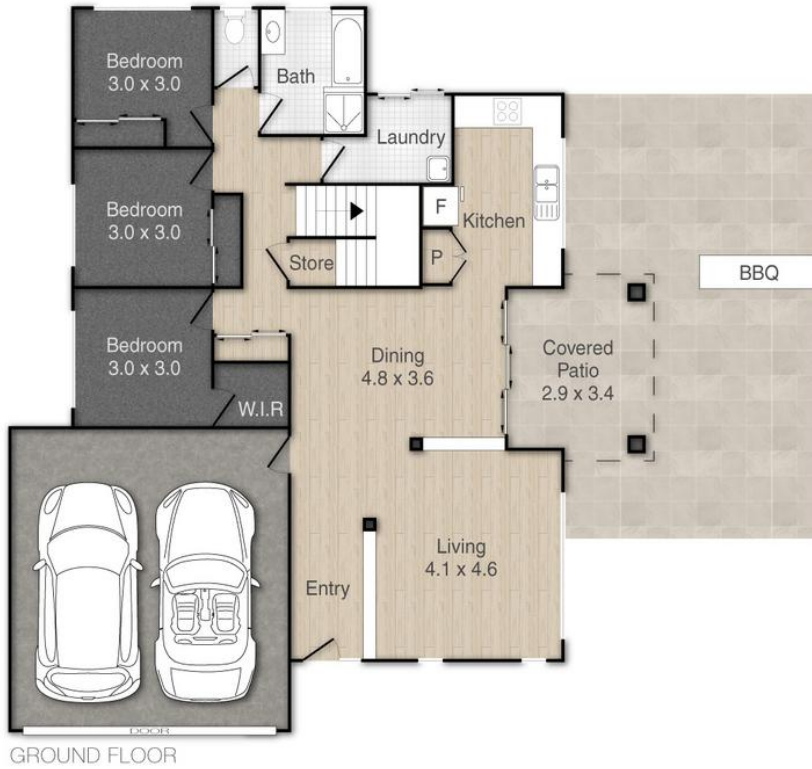
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## 6 Scribbly Gum Place, Mount Cotton

Total Approx Floor Area: 241m<sup>2</sup>

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.

*Team Renew* **LJ Hooker**  
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