



Unit 5/26 Cotswold Street, Mount Warren Park

## Low-Maintenance Lifestyle with Excellent Access

Nestled within the highly sought-after suburb of Mount Warren Park, this well-presented two-bedroom unit offers an excellent opportunity for first-home buyers, downsizers, or investors seeking a low-maintenance property in a convenient location.

Positioned within easy walking distance to local schools, childcare centres, shops, and public transport, the home provides exceptional everyday convenience. With quick access to the M1 Motorway, Brisbane and the Gold Coast are both approximately 40 minutes away, making commuting effortless.

Inside, the home features a practical open-plan living and dining area, complemented by air conditioning for year-round comfort. Both bedrooms are generously sized and include built-in wardrobes, while the main bedroom also benefits from air conditioning. A well-appointed bathroom services the home, and the single lock-up garage offers secure parking while also incorporating a dedicated laundry area with space for both a washing machine and dryer.

Property Features:

- Two generous bedrooms with built-in wardrobes

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

**VIEW**

By Appointment

**AGENTS**

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**AGENCY**

LJ Hooker Browns Plains

(07) 3800 6554

 **LJ Hooker**

- conditioned main bedroom
- Open-plan living and dining area
- conditioned living space
- Well-appointed bathroom
- Single lock-up garage with integrated laundry facilities
- Walking distance to schools, childcare centres, shops, and public transport
- Easy access to the M1 Motorway
- Approximately 40 minutes to both Brisbane and the Gold Coast
- Body Corporate approximately \$947.72 per quarter
- Rent is currently \$450 per week.

Property is currently tenanted, lease agreement ends 09/26.

Contact us today to arrange your inspection and secure this fantastic opportunity.

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## MORE DETAILS

Property ID	HYJ1X
Property Type	Townhouse
Land Area	93 m2

### Bala Rajan 0450 927 578

Principal | Sales Consultant | [bala.rajan@ljhooker.com.au](mailto:bala.rajan@ljhooker.com.au)

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