



Unit 5/26 Cotswold Street, Mount Warren Park

## Low-Maintenance Living in the Heart of Mount Warren Park

There's something to be said for a property that just makes life easy and this well-presented two-bedroom unit in Mount Warren Park does exactly that.

Tucked into a genuinely convenient pocket, it's within walking distance of local schools, childcare centres, shops and public transport, the kind of everyday accessibility that never goes out of style. Quick access to the M1 makes commuting straightforward too, with both Brisbane and the Gold Coast around 40 minutes away.

Inside, the layout is practical and easy to live in. The open-plan living and dining area stays comfortable year-round thanks to air conditioning, and both bedrooms are generously sized with built-in wardrobes; the main bedroom also enjoys its own air conditioning unit. A well-appointed bathroom services the home, and the single lock-up garage does double duty, offering secure parking as well as an integrated laundry area with space for a washing machine and dryer.

It's a home that ticks the boxes for simplicity, low upkeep, well-located, and ready to fit into whatever chapter comes next.

2 1 1

**FOR SALE**  
\$490,000+

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
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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.

**LJ Hooker**

#### Property Highlights:

- Two generous bedrooms with built-in wardrobes
- conditioned main bedroom
- Open-plan living and dining area, also air-conditioned
- 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

#### Rates & Fees:

- Body Corporate: approximately \$947.72 per quarter
- Council Rates: \$1,095.42 per quarter
- Currently tenanted at \$450 per week, lease ending 09/26

Whatever's bringing you to this one, a first home, a simpler lifestyle, or a smart addition to a portfolio; it's a property that's easy to see the appeal of.

Interested? Contact Bala on 0450 927 578 or Sachin on 0484 720 278 before it's too late.

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#### MORE DETAILS

|               |       |
|---------------|-------|
| Property ID   | HYJ1X |
| Property Type | Unit  |
| Land Area     | 93 m2 |

#### Bala Rajan 0450 927 578

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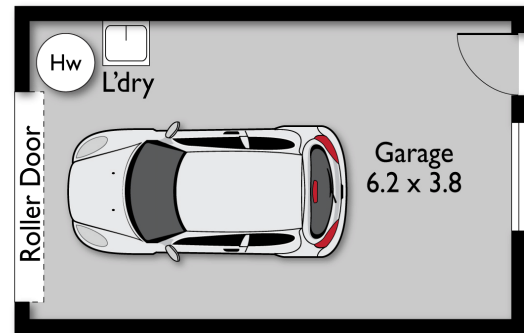
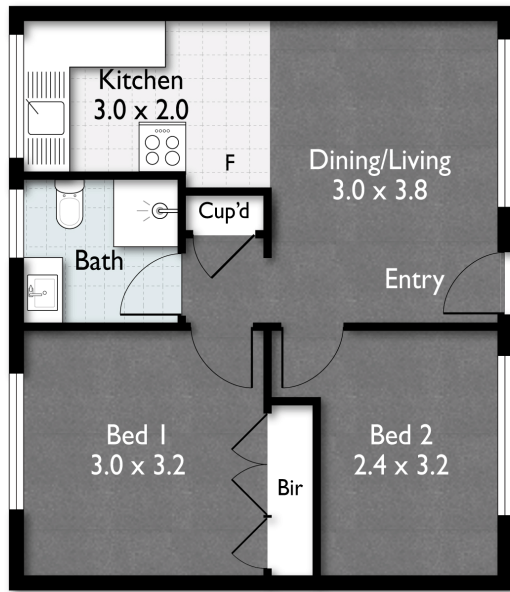
#### Sachin Patel

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#### LJ Hooker Browns Plains (07) 3800 6554

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2 1 1 65sqm



Scale in meters. Indicative only. Dimensions are approximate.  
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