



# FOR SALE

## AFFORDABLE FAMILY HOME CLOSE TO ALL AMENITIES SUIT 1ST HOME BUYERS, YOUNG FAMILIES OR INVESTORS,

Great Family home boasting separate bedroom areas from the open plan living areas. Conveniently located within walking distance of Shops, kindergartens, extensive walking/bike tracks, children's play park and lakes with plenty of wildlife. Truly a great place to raise your family..

- \* Land area - 809m2 - fully fenced large rear yard with side access
- \* 4 Bedrooms - master with ensuite & Walk-In Robe
- \* Main Bathroom & separate toilet
- \* Family friendly kitchen with Blanco electric appliances
- \* New Bosch Dishwasher
- \* A.C. in master bedroom & Family area - ceiling fans in all living areas
- \* Covered outdoor entertaining area
- \* Remote D.L.U.G. with separate storage room
- \* Security Doors & Screens throughout
- \* Secure rear yard - ideal for pets with Room for a pool

Close to Mount Cotton "country primary school", Morton Bay recreation & marine activities, Gold Coast highway.

Approx 36 km to Brisbane airport & CBD. Access to numerous Private colleges & State schools  
If this sounds like your families future - call Kevin Strachan 0405 563 820 to arrange your inspection ..

4 BED | 2 BATH | 2 CAR

### PRICE:

Offers Over \$490,000

### OPEN FOR INSPECTION:

N/A

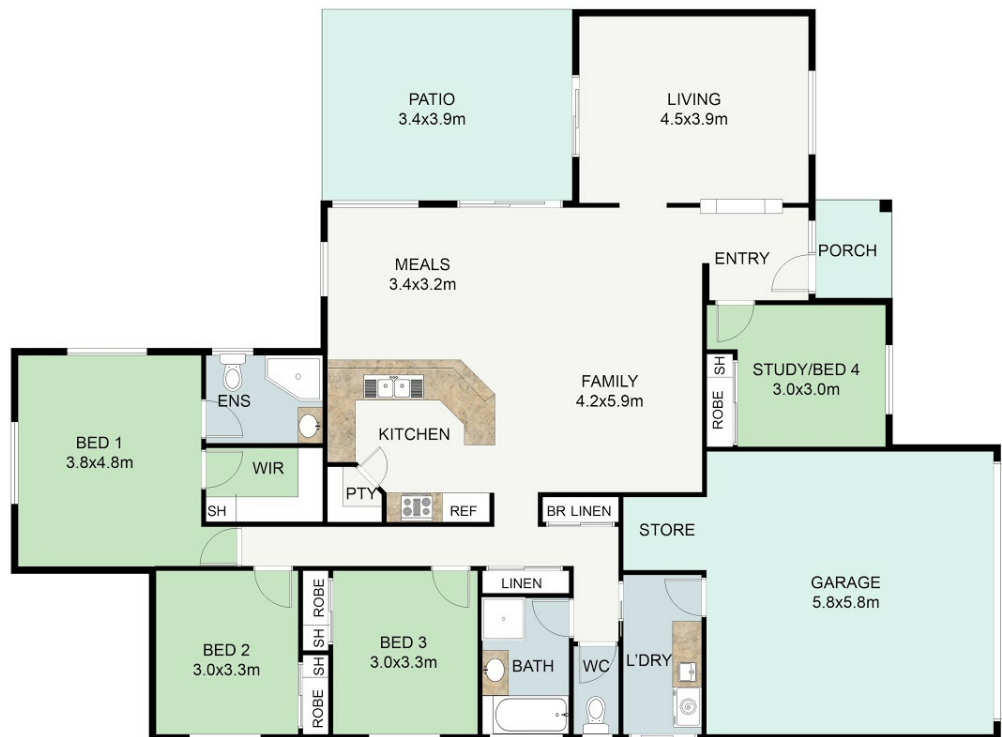


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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

LIVING AREA	167.513 SQM
GARAGE AREA	39.279 SQM
PORCH AREA	3.000 SQM
TOTAL AREA	209.792 SQM

21 Citrus Circ Mount Cotton Qld 4165

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.