



FOR SALE

CALLING ALL INVESTORS AND FIRST HOME BUYERS!!! "MODERN 4 BED, 2 BATH LOW MAINTENANCE HOUSE ON 725M IN MOUNT COTTON

Welcome to your immaculate home in the picturesque suburb of Mount Cotton, Queensland. This stunning property is perfect for those seeking a peaceful lifestyle, nestled in the heart of nature on a quiet street in the sought after Silkwood Estate. With 4 bedrooms, 2 modern bathrooms, 2 living areas, and 2 convenient carparks, on a large 725m block this house has everything you need and more.

As you step inside, you will be greeted by the warm and inviting atmosphere of this beautiful home. The 187 square meters of floor area provides ample space for you and your loved ones to relax and unwind. The open-plan layout seamlessly connects the living, dining, and kitchen areas, creating the perfect space for entertaining guests or spending quality time with your family.

The kitchen boasts a stylish design with stone benchtops, modern gas appliances, including a dishwasher, making cooking and cleaning a breeze. You'll never have to worry about storage space with the built-in wardrobes in each bedroom, keeping your home neat and organized.

Step outside into your own private oasis. The backyard is fully fenced, providing a safe and secure environment for your children and pets to play. The outdoor entertainment area is private and sheltered, perfect for hosting BBQs or simply enjoying a glass of wine while watching the sunset. Also there is plenty of room to add a pool if you want to add value to this property. The secure parking and remote garage provide convenience and peace of mind.

Whether you're enjoying a cup of coffee in the courtyard or lounging in the second living area, you'll feel right at home in this beautiful property. And the best part? It's not tenanted, currently vacant so you can move in and make it your own without any delay or hassle.

But wait, there's more. This property is located in the sought-after silkwood estate where you are surrounded by million dollar properties. Mount Cotton is a hidden gem in the Redlands, offering

4 BED | 2 BATH | 2 CAR

PRICE:

Offers Over \$880,000

OPEN FOR INSPECTION:

N/A



Missy Hammond

0400448494

missy.hammond@atrealty.com.au

www.atrealty.com.au

This floor plan shows a 3-bedroom house with a garage. The layout includes a central living area (5.0 x 4.2) with a fireplace and access to an alfresco area. To the left is the kitchen (3.8 x 3.2) with a breakfast nook (F) and a dining area (3.8 x 3.2). The kitchen also features a laundry (L' DRY) and a bathroom (BATH) with a bathtub. The house has three bedrooms: Bed 1 (4.4 x 3.4) with an ensuite (ENS) and wardrobe (WIR), Bed 2 (3.0 x 3.0) with a built-in wardrobe (BIR), and Bed 3 (3.1 x 2.8) with a built-in wardrobe (BIR). A media room (3.4 x 4.0) is located next to the living area. A large garage (5.9 x 5.9) is attached to the side. The entry features a small closet and a door leading to the alfresco area.

Rooms and Dimensions:

- KITCHEN: 3.8 x 3.2
- DINING: 3.8 x 3.2
- LIVING: 5.0 x 4.2
- MEDIA: 3.4 x 4.0
- BED 1: 4.4 x 3.4
- BED 2: 3.0 x 3.0
- BED 3: 3.1 x 2.8
- GARAGE: 5.9 x 5.9
- BATH: 1.5 x 2.0
- L' DRY: 1.0 x 1.5
- ENS: 1.0 x 1.5
- WIR: 1.0 x 1.5
- BIR: 1.0 x 1.5
- F: 1.0 x 1.5

Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

Missy Hammond
0400448494
missy.hammond@atrealty.com.au
www.atrealty.com.au

