



## FOR SALE

### ENTRY-LEVEL OPPORTUNITY FOR COUPLES IN MOUNT COTTON

This family home is perfectly positioned in the heart of Mount Cotton. Boasting modern design, spacious living, and a peaceful lifestyle, this property is the perfect blend of comfort and convenience.

#### Property Features

**4 Bedrooms:** Generously sized bedrooms, including a master suite with ensuite and walk-in robe.

**2 Bathrooms:** Stylishly designed main bathroom and ensuite.

**2-Car Garage:** Secure double lock-up garage with internal access.

**Living Space:** Open plan living and dining areas, perfect for entertaining.

**Land:** 450m<sup>2</sup> low-maintenance block, fully fenced for privacy and security.

**House Size:** 152m<sup>2</sup> of thoughtfully designed living space with a focus on functionality and flow.

**Built 2014**

#### Why You'll Love This Home

**Modern Kitchen:** Featuring quality appliances, ample storage, and a spacious breakfast bar.

**Outdoor Living:** Covered alfresco area, ideal for BBQs and relaxing afternoons.

**Family-Friendly:** Close to parks, schools, and shopping centres.

**Nature at Your Doorstep:** Located in the picturesque Mount Cotton area, enjoy nearby walking trails, wildlife, and the serene bushland setting.

Whether you're a growing family, savvy investor, or first-time buyer, 87 Sugar Gum Avenue offers incredible value and an enviable lifestyle in a sought-after location.

Don't miss out—properties like this are in high demand! Contact us today to arrange your inspection.

This is your opportunity to secure a beautiful home in one of Mount Cotton's most desirable neighbourhoods. Act now and make it yours!

4 BED | 2 BATH | 2 CAR

#### PRICE:

ALL BUYERS \$839,000 - \$869,000

#### OPEN FOR INSPECTION:

N/A



**Michael Lo**  
**0413836188**

michaello@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)

87 Sugar Gum Avenue  
MOUNT COTTON

450 m<sup>2</sup>

4 Bed

2 Bath

2 Car

Internal: 198 m<sup>2</sup>

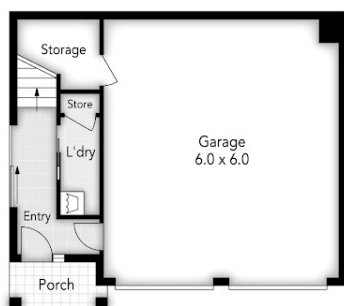
External: 18 m<sup>2</sup>

**Total: 216 m<sup>2</sup>**

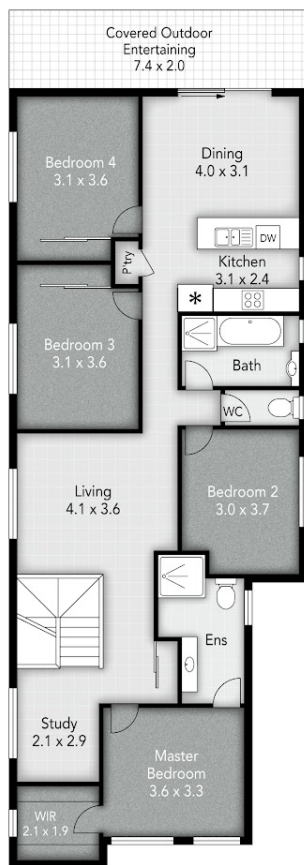
This is not a legal document. All measurements and images are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only and should only be used as such by any prospective buyer

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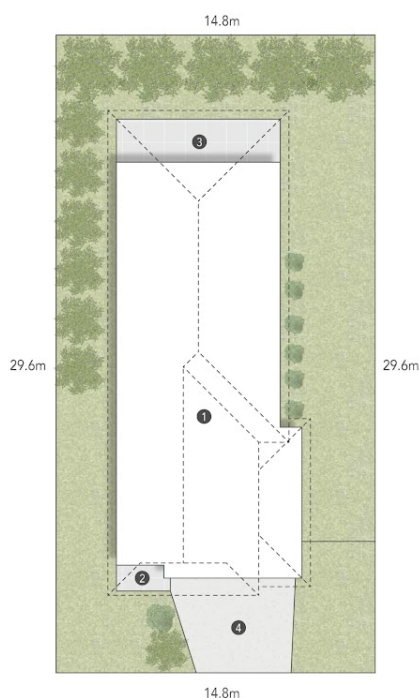
NORTH



Ground Floor



First Floor



SITE PLAN LEGEND

1. Residence
2. Porch
3. Covered Outdoor Entertaining
4. Driveway

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.