

SOLD

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: 450m² low-maintenance block, fully fenced for privacy and security.
- House Size: 152m² 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:
\$830,000

OPEN FOR INSPECTION:
N/A



Michael Lo
0413836188
michaello@atrealty.com.au
www.atrealty.com.au

87 Sugar Gum Avenue
MOUNT COTTON

-  450 m²
-  4 Bed
-  2 Bath
-  2 Car

Internal: 198 m²
External: 18 m²
Total: 216 m²

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

 imagescollab.



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.