



# FOR SALE

## CUTE AS A BUTTON & CHARACTER FILLED TREASURE WITH GREAT YARD SET IN ULTRA CONVENIENT LOCATION!

If you could dream of a picture perfect opportunity to plant the family flag and start your exciting next chapter, would it be in a delectable & character filled family treasure that was all ready for you to move in & enjoy?? Would it be in an immaculate & surprising home with a classic layout all vacant and ready for you to just move in and enjoy?? Would it be in an entertainer's delight of a home with an entertaining deck, a large covered pergola and great yard space for the kids & pets to run amok?? Would it be in a home that was set in an ultra quiet & family friendly Cul de Sac of beautiful Lawnton and was positioned in an ultra convenient location close to a selection of quality schools, shopping & less than 1km to the direct CBD train?? Would it be a home that was fully fenced and had plenty of room to store the caravan or boat securely on the front of the property??

If so, than your months & months of searching are finally over and boy do we have the property for you! The Patrick D'Arrigo Team is proud to introduce you to the dazzling & character filled 6 Cotton Street, Lawnton! The keys to your exciting and picture perfect new lifestyle await!

Features include;

**POSITION POSITION POSITION!!!!**... Only 35mins to the Brisbane CBD, only 2km to the major Strathpine Shopping centre, only a stones throw to Lawnton train station on the direct CBD line, only 200m to Lawnton State School, only a short drive to highway access for convenient commute to southside or only 45mins to the Sunshine coast and only a hop, skip & a jump to Petrie University!!

- \* Cute as a button & well rounded family home with that little touch of character that ticks every box
- \* Perfectly set in a whisper quiet & family friendly street of beautiful Lawnton
- \* Surprising & delectable property – much more than first meets the eye - an absolute must to put at no.1 on your inspection list this Saturday!!
- \* Vacant & all ready for you to move in & enjoy!

3 BED | 1 BATH | 1 CAR

PRICE:  
FOR SALE

OPEN FOR INSPECTION:  
May 23 at 9:50am - 10:10am  
May 23 at 1:20pm - 1:40pm



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0 1 2 3m

Produced by Anki & Co for illustrative purposes only. Scale in metres, indicative only.  
 Dimensions are approximate. Anki & Co cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT : 105.00m<sup>2</sup>  
 EXT : 64.00m<sup>2</sup>  
 CARPORT : 12.00m<sup>2</sup>  
 SHED : 7.00m<sup>2</sup>  
 TOTAL : 188.00m<sup>2</sup>

## 6 Cotton Street, Lawnton

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.