

## 31 Begonia Cres, Mount Cotton, QLD 4165

Sold - 13/09/2024

House 4 1 1



### Charming Home on Huge Block

Perched proudly atop an 816m2 block in a quiet street, this lowset home offers so many options for astute buyers. With an impressive 23m street frontage, you can extend, build up, or just move in. A large, covered patio spilling onto the huge yard provides plenty of room for play for the little ones and fur babies, with side access and space for a shed. The interior offers 2 good-sized living areas for easy and functional living, perfect for young families or downsizers.

**Open for Inspection**

By Appointment.

Early learning and primary education are catered for with numerous family day cares, two child-care centres, and Mount Cotton State School nearby. The 41-acre community park and shopping village are both under a 5-minute drive away. If you're not familiar with Mount Cotton, come and see why it's become a choice suburb for families.

- \*Main bedroom with 3-door built-in robe
- \*Two additional bedrooms with built-in robes; fourth bedroom with walk-in robe
- \*Open living/dining area with access to patio
- \*Spacious kitchen with ceramic cooktop, under bench oven, dishwasher, and plenty of cabinets
- \*Separate lounge with patio access
- \*Large bathroom with separate bath and shower; separate w/c
- \*Laundry with above bench cabinets
- \*2 x split system air-conditioners; ceiling fans throughout
- \*Carpeted bedrooms; tiled and laminate floors in living areas
- \*Electric hot water system
- \*Undercover patio area with built-in bar; huge yard
- \*Side access; separate pedestrian access
- \*Potential rental return - \$670/week
- \*Mount Cotton State School (Primary) and Victoria Point State High School catchment

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

#### Listed By

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