

## 31 Spotted Gum Cres, Mount Cotton, QLD 4165

Sold - 6/12/2024

House 4 2 3



### Two Driveways; Shed; Ducted Aircon; Solar

If what's in the heading is ticking boxes on your wish list, you're going to love the rest of what this property offers. Located in a quiet, family friendly street on a 629m2 block backing onto a nature reserve, this immaculately presented 4-bedroom home with 2 separate living areas and quality inclusions and fixtures complementing the functional layout, is move in ready and awaiting its new owners.

#### Open for Inspection

By Appointment.

Mount Cotton is all about lifestyle with the shopping village just a few minutes' drive away, and the 41-acre community park and bushwalking trails nearby. A perfect family home in a perfect location. Call now to inspect.

- \*Main bedroom with ensuite and 3-door built-in robe
- \*3 additional bedrooms with built-in robes
- \*Functional hostess kitchen with stone counters; 900mm freestanding, 5-burner gas stove; walk-in pantry; filtered cold water; and fitting for plumbed fridge with filtered water
- \*Open lounge/dining area leading onto covered patio
- \*Separate family/media room
- \*Main bathroom with separate bath and shower; separate w/c
- \*Laundry with 2-door linen cupboard
- \*Covered patio with bushland view; easy-care garden
- \*Second driveway with 6 x 3m shed with roller-door access to garden; garden shed
- \*Zoned, ducted air conditioning
- \*10kw solar; gas hot water system
- \*Rainwater tank, plumbed to washing machine, w/c's, and outdoor taps
- \*Stainless steel security screens on front and patio doors
- \*Internet - Opticomm
- \*Mount Cotton State School (primary) and Victoria Point State High 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

The Office  
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