

39 Golden Wattle Ave, Mount Cotton, QLD 4165

Under Contract

House 4 2 2



## Spacious and Low Maintenance

This well-maintained property offers generous proportions and a sizable yard that will exceed expectations. With the owners relocating north, this presents an excellent opportunity to acquire a quality home situated in a family-oriented neighbourhood. The residence is positioned directly opposite a nature reserve, providing a tranquil and natural setting.

Mount Cotton delivers a wonderful lifestyle for families, featuring the 41-acre Community Park, Bayview Conservation Park, and Mount Cotton Central shopping village, all just minutes away by car. Enjoy local walking trails and outdoor recreational activities at your doorstep. If you are looking for easy maintenance living, this one's for you.

Open for Inspection

By Appointment.

- \*Main bedroom with ensuite and walk-in robe
- \*3 additional bedrooms with built-in robes
- \*Galley kitchen featuring stone counters, gas cooktop, and kitchen nook with benchtop and storage cabinets
- \*Open living/dining area leading onto covered patio
- \*Separate lounge room
- \*Main bathroom with separate bath and shower; separate w/c
- \*Laundry with linen cupboard
- \*Good sized yard; garden shed
- \*2 x split system airconditioners; ceiling fans throughout
- \*10kw solar
- \*Gas hot water
- \*Internet & 1/2 Telstra Fibre Network
- \*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.

Note: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

### Listed By

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