



13 Golden Wattle Avenue, MOUNT COTTON, QLD 4165

GOLDEN OPPORTUNITY WITH SIDE ACCESS!

Positioned in a family-friendly setting and designed with the modern family in mind, this spacious low-set property is a place to call home.

Featuring four bedrooms, two modern bathrooms, a sleek kitchen with stone benchtops and island along with three separate living areas including a dedicated media room. The comfort of air-conditioning combined with low maintenance tiled and vinyl flooring offer executive living at its best.

The open plan living space opens onto an expansive covered outdoor entertaining zone with built-in BBQ. Overlook the kids in the resort style swimming pool and entertain in style all year 'round in your own tranquil oasis.

Marketing agent Nathan Strudwick says, "A generous 605m2 flat block with side access is a rare gem. Opportunity waits for no-one; I'll see you this weekend!"

Inside:

- Four bedrooms with built-ins

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 37P6458

SALE DETAILS

Contact Agent

CONTACT DETAILS

Elders Real Estate Shailer Park

4/54 Bryants Road
Shailer Park, QLD
(07) 3440 8500

Nathan Strudwick
0455 588 777

- Master bedroom with ensuite & WIR
- Main bathroom with tub & separate toilet
- Gourmet kitchen with stone benchtops & island with breakfast bar
- Open plan kitchen/living/dining
- Three separate living areas including media room
- Split system air-conditioning
- Security screens throughout
- Ceiling fans throughout
- Tinted windows
- Double lock-up garage with internal access & storage shelving

Outside:

- 605m2 block
- Expansive outdoor entertaining area with ceiling fan & built-in BBQ
- Inground saltwater swimming pool
- Flat fully fenced backyard
- Side access

Services:

- Town water & sewerage
- NBN ready
- 5KW approx. solar system

LOCATION AND INFRASTRUCTURE:

- 5 minutes to Calvary Christian College
- 8 minutes to Sirromet
- 10 minutes to Redland Bay Golf Club
- 10 minutes to Mount Cotton State School
- 10 minutes to Victoria Point shopping centre
- 15 minutes to Kimberley College
- 15 minutes to Carbrook Golf Club
- 15 minutes to the Bay
- 15 minutes to Chisholm Catholic College
- 15 minutes from the M1
- 15 minutes to the Hyperdome (a great entertainment and public transport link)

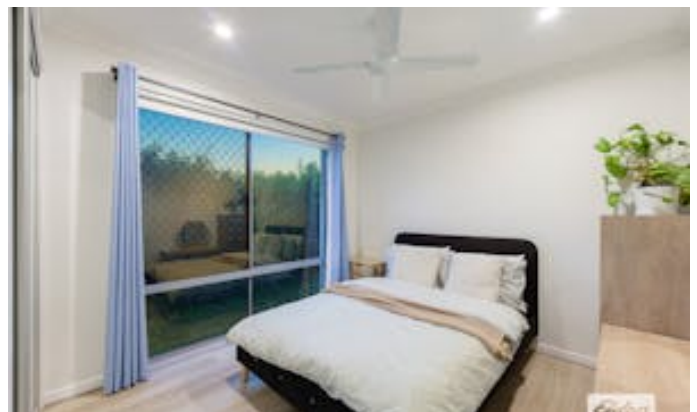
- Centrally located between Brisbane and the Gold Coast, within 30 minutes of each

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

Other features: Close to Schools, Close to Shops, Close to Transport, Prestige Homes

- Land Area 605.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite











13 GOLDEN WATTLE AVENUE, MOUNT COTTON

Bed 4 Bath 2 Car 2

Nathan Strudwick 0432 165 631

Measurements are approximate only and no responsibility is taken for any error, omission, or mis-statement. This is for illustrative purposes only and should be used as such by any prospective purchaser.