

**49 Sugargum Avenue, Mount Cotton, Qld 4165**



**House For Sale**

Monday, 4 March 2024

49 Sugargum Avenue, Mount Cotton, Qld 4165

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 611 m2**

**Type: House**



Corinne Guterres  
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## For Sale

Located on a corner block in a tranquil pocket with bushland surrounds, this easy-care home with two separate living areas and study nook, is perfect for the busy family. A magnesium, fibreglass pool has been newly installed to provide relief in the summer months and ducted airconditioning ensures year-round comfort. With walking tracks nearby, and an under 5-minutes drive to the shopping village and 41-acre community park, your family will just love living here. \*Main bedroom with ensuite and walk-in robe\*3 additional bedrooms with built-in robes\*Functional hostess kitchen featuring stone counters and plenty of cabinets\*Open lounge/dining area leading onto covered patio\*Separate family/media room\*Study nook\*Main bathroom with separate bath and shower; separate w/c\*Laundry with stone bench and linen cupboard\*Covered patio with ceiling fan and sunscreen blinds\*Magnesium, heated, fibreglass pool; outdoor shower\*6.2kw solar; solar hot water system\*Ducted air conditioning with temperature sensors in each room\*Ceiling fans in all bedrooms and open living area\*External security cameras \*Garden Shed\*Mount Cotton State School (primary) and Victoria Point State High catchmentAll 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.