

# 6 Ti Tree Court, Mount Cotton, Qld 4165

## House For Sale

Tuesday, 11 June 2024



6 Ti Tree Court, Mount Cotton, Qld 4165

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 480 m2**

**Type: House**



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## Contact Agent

Lifestyle - Discover the epitome of sophisticated living at 6 Ti Tree Court, Mount Cotton. Perfectly positioned in a quiet cul de sac, is this magnificent property with great neighbours that will be snapped up fast! This lowset home boasts expansive proportions and designed for effortless, everyday living, as well as entertaining. Surround yourself in luxury with Plantation shutters, new flooring and freshly painted throughout. Immerse yourself in a resort inspired pool area and low maintenance living at its best. The generous and covered deck provides a private and tranquil setting and will have you forgetting that you are living in suburbia. Come home to a sparkling in-ground pool with spa, waterfall and glass balustrade. This home will suit families who like to entertain. Simply enjoy this beautiful property, this home has everything that your family could want or need. Mount Cotton has grown into the ideal family living hub, where convenience is the key. At the end of the street is a park complete with basketball hoop. With the area's green space with bike tracks, a large children's playground, dog off leash area, day care centre and a lovely community shopping centre with cafes's, award winning IGA and restaurants. Families will appreciate the close proximity to Mount Cotton State School and Victoria Point State High School catchment. A 13-minute drive to Victoria point cinemas and eateries. You can cycle the many nature tracks, walk or picnic around the picturesque ponds or visit the famous Sirromet Winery which is only minutes away. Victoria Point shopping centre with Cinemas and Lakeside restaurants are also within easy reach. The location is perfectly situated between Brisbane and the Gold Coast with major shopping precincts just a short drive in any direction. Your family will love living here.

Accommodation - From the moment you enter this property, you will get the sense that you have arrived at a very special home. From a stylish vibe, to light filled and vast spaces. To the front of the home is a separate lounge room that feels very warm and inviting. The showstopper kitchen will certainly be a talking point with your guests delivering that real wow factor. This massive kitchen is a chef's dream, boasting stone bench tops with waterfall edging, stunning marble effect splash backs, breakfast bar, gas cooktop, Bosch dishwasher, double fridge space, two saucepan drawers, lazy Susan pull out cupboard, microwave shelf and an abundance of bench space and cupboards. The generous butler's pantry is well equipped with ample storage. A large open plan family room that will accommodate the largest of couches. A spacious air-conditioned dining room where gatherings naturally flow onto the alfresco area with plenty of space for dining and lounging. Four generous bedrooms with built-ins and ceiling fans, the large, air-conditioned master suite is a welcoming retreat. The beautifully renovated ensuite with striking marble effect tiles, two shower roses with rain shower head, a large storage niche, shaving step and modern 2pac vanity with lots of storage. The immaculate main bathroom hosts a separate bathtub, shower and new separate toilet. A spacious internal laundry offering lots of bench space and cupboards.

Features - Reap the benefit of having 33 solar panels, 4.95kW inverter where the seller receives a refund each quarter. Insulated, veggie gardens and security screens. The front door, family room and laundry door are all Crim safe. Double capped fencing for added privacy. This lovely home is move in ready, add it to the top of your 'Must See' list! Contact Melinda Lee-Ball today to arrange your inspection.