

# 91 Sugargum Avenue, Mount Cotton, Qld 4165

## House For Sale

Thursday, 9 November 2023

*Elders*

91 Sugargum Avenue, Mount Cotton, Qld 4165

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Nathan Strudwick  
0455588777



Caleb Harman  
0479158810

## Contact Agent

Welcome to 91 Sugargum Avenue. A modern low-set family home with all the features you could ask for, all located in the heart of popular Mount Cotton. Showcasing four generous bedrooms, all with built-ins, open plan living/dining and a gourmet chef's kitchen with stone benchtops. Ducted air conditioning and ceiling fans throughout the home to beat the heat all year round, a must have in Queensland! Enjoy time as a family under the alfresco area and play all day long on the lush green lawns. A picture-perfect purchase. Marketing Agent Nathan Strudwick said "Privacy, ideal location, all the mod cons for family comfort and amenities at your reach. This is a home to be inspected and get in quick!" Inside: • Four bedrooms with built-ins • Master with ensuite & WIR • Two bathrooms • Gourmet kitchen with stone benchtops • Plumbing available to fridge • Huge open plan living/dining • Separate media room • Ducted air conditioning • Ceiling fans throughout • 2590mm ceiling with square set cornice • Low maintenance tile flooring • Tinted windows throughout • Study nook • Laundry • Extra height clearance garage door Outside: • 450m<sup>2</sup> block • Covered rear alfresco • Paved side • Grassed flat front yard • Established low maintenance gardens • Fully fenced backyard SERVICES: • Town water & sewerage • NBN ready • Solar hot water LOCATION: • 2 minutes to local shops, cafes, & parks • 10 minutes to Chisholm College • 10 minutes to Calvary Christian College • 5 minutes to Mount Cotton Retreat • 10 minutes to Venman Bushland National Park • 10 minutes to River Lakes Golf Course • 15 minutes to Logan Hyperdome • 15 minutes to Brisbane busway • 5 minutes to Sirromet Winery • 40 minutes to Brisbane Airport • 40 minutes to Brisbane • 40 minutes to Ipswich • 45 minutes to Gold Coast 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.