

**104 Seeana Drive, Mount Cotton, QLD, 4165**



**House For Sale**

Tuesday, 1 October 2024

104 Seeana Drive, Mount Cotton, QLD, 4165

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **Incredible Bushland Lifestyle on offer with Modern Family Living**

Welcome to 104 Seeana Drive, a standout property in the highly coveted Mount Cotton Village. This beautiful family home offers the opportunity to live a private relaxing lifestyle yet have all your amenities close by.

Set over two spacious levels with a fabulous family friendly floor plan and modern interior, the home flows effortlessly from inside to outside for entertainment and play.

Relax in a private peaceful setting with a beautiful big backyard for the kids and pets and listen to the sounds of nature all around you. Enjoy the benefit of a 701m<sup>2</sup> block offering a 17m frontage. Perfect for families needing that extra width & access for parking the Caravan or Boat!

Features Include:

- 4 Bedrooms
- 2 Bathrooms / 3 Toilets
- Freshly painted Interior
- Brand New Carpets
- Modern Open Plan Living
- Great sized Modern Kitchen with heaps of bench space and dishwasher
- Ensuite to Master Suite & Walk in Robe
- Large Covered Outdoor Entertaining Area
- Private tranquil landscaped rear yard
- Double remote Garage with storage room
- Solar Panels
- Termite Barrier Protection in Place with Warranty
- Water Tank with Pump

Mount Cotton Village is renowned for its exceptional family-friendly environment, offering a wealth of amenities and green spaces and less than a 10 min drive to the famous Sirromet Winery.

The Mount Cotton Community Park is set within the estate only moments away and offers an absolute idyllic setting tailored for all ages and features:

- A flying Fox
- Huge Open Green Spaces and Lake
- Picnic Tables and BBQ's
- Playground
- Skate Board Park
- Basketball Court
- Walking Circuit
- Off Leash Dog Park
- An abundance of birds, ducks and wild life animals

With your own community shopping Centre that features Supa IGA, cafes, and eateries; all your daily needs are met and only moments away.

Families will appreciate the proximity to top-rated schools, including Mount Cotton State School, Sheldon College, Calvary Christian College, and Chisholm Catholic College. The property is within the catchment areas for Mount Cotton State School and Victoria Point State High School.

With boat ramps, island ferries, and waterfront attractions just a 10-minute drive away in Redland Bay or Victoria Point, and easy access to both Brisbane and the Gold Coast, 104 Seeana Drive offers the perfect balance of convenience and

lifestyle.

Expected Rental Return \$750 per week approx.

Council Rates \$995 per ¼ approx.