

**3 Brut Street, Mount Cotton, QLD, 4165**



**House For Sale**

Sunday, 25 August 2024

3 Brut Street, Mount Cotton, QLD, 4165

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## STYLISH HOME IN SOUGHT AFTER ESTATE

Dream Home!

This ultra-modern high-set home offers ducted air conditioning throughout.

With its bright, white and breezy palette, this home offers the discerning buyer a property to stamp their own taste and style, in colour and décor.

Set on a level 525m<sup>2</sup> block, this beautifully appointed home is nicely nestled in a quiet suburban street of Mount Cotton.

- > Front office/rumpus room with new vinyl flooring.
- > Tiled hallway with access door to double car garage- (remote door.)
- > Laundry room with sink, tiled floors, and access door to the yard.
- > Convenient downstairs bathroom with shower, sink and toilet.
- > The kitchen is located centrally as a hub for the rest of the living areas. Offering a generous island breakfast bar with stone top, continued with quality stone tops to the other work tops, a walk-in pantry, lots of cupboards and drawers, gas hob with rangehood, electric oven, dishwasher, and stylish window backsplash.
- > Dining area with floor tiles and a sliding door access to the outdoor deck.
- > Lounge area with sliding door access to the outdoor deck, bringing the outside in and creating a large social area.
- > Covered outdoor decked entertainment area with a pleasant outlook to the garden.
- > Side access with double gate.
- > Staircase with new vinyl to the upper floor.
- > Good size upstairs play/rumpus space with vinyl throughout.
- > Master bedroom with sliding door walk in robe (fitted) - large ensuite with shower, sink, toilet and stylish floor tiles.
- > Three (3) other bedrooms with built in robes.
- > Main bathroom with bath, shower and sink with vanity.
- > Separate toilet room.
- > Linen cupboard to upstairs hallway.

**INSPECTION TIMES:** The sellers of this property have agreed to offer flexible inspection times to suit all buyers. We invite you therefore to inspect this property at a time that suits you, even if it is after hours or an odd time.

Please call us now on our 24 hour number 07 32076000 to arrange your inspection.

**\*Important\*** Whilst every care is taken in the preparation of the information contained in this marketing, Tidbold Real Estate will not be held liable for any errors in typing or information. All information is considered correct at the time of advertising.