

**30 Cottonwood Circuit, North Lakes, Qld 4509**

**House For Sale**

Tuesday, 2 July 2024



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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 324 m2**

**Type: House**



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**\$699,000+**

Welcome to 30 Cottonwood, North Lakes, where charm meets functionality in this beautifully presented home. Nestled within a peaceful neighbourhood, this property boasts a picturesque facade featuring a front porch, picket fence, and meticulously landscaped gardens, setting the scene for comfortable family living. Step inside to discover a thoughtfully designed layout that includes a spacious open plan living, dining, and kitchen area, seamlessly flowing onto a covered patio-perfect for entertaining or relaxing outdoors. The kitchen is equipped with a double sink and a built-in pantry, catering to practical homemakers alike. Comfort is key with a split system air conditioner in the dining/living area and ceiling fans throughout, ensuring year-round climate control. The master bedroom retreat offers privacy and convenience with an ensuite bathroom and a large walk-in robe, while two additional bedrooms feature built-in wardrobes. Completing the interior is a separate main bathroom with a bath, ideal for family convenience. The home features an indoor laundry. Outside, a generously sized covered patio overlooks a well-manicured backyard complete with a shed, providing plenty of space for outdoor activities and storage solutions. Don't miss out on the opportunity to make this charming property your new home. Contact us today to arrange an inspection and secure your future in North Lakes' thriving community.

Features:

- Picturesque Facade
- Open Plan Living and dining area
- Tiled living area that is air conditioned
- Main bedroom with large walk-in robe, ensuite & air conditioner
- 2 Other bedrooms all with built-in robes
- Bathroom with separate bathtub, shower and toilet
- Internal laundry with direct outdoor access
- Large patio overlooking the rear garden
- Single lock up garage with internal access

Block Size: 324m<sup>2</sup> - Approximate build year: 2005

Local Schools: Bounty Blvd State School Catchment - Prep to year 6  
The Lakes College Private  
St Benedict's Catholic Primary School  
St Benedict's Catholic College

Short Drive to: Mango Hill & Dakabin Train Stations  
Bunnings & Costco  
Kea & Westfield Shopping Centre  
North Lakes Sports Club

Distances: Brisbane CBD approx 45 min drive  
Brisbane Airport approx 25 mins  
Sunshine Coast approx 55 min drive

To find out more, please don't hesitate to contact Ryan Suhle on 0427 706 699.

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