

# 1310/58 Mount Cotton Road, Capalaba, Qld 4157



## Unit For Sale

Tuesday, 25 June 2024

1310/58 Mount Cotton Road, Capalaba, Qld 4157

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 102 m2**

**Type: Unit**



Cody Howard  
1300360388

## Contact Agent

This exceptional property offers a unique opportunity to own a modern and stylish residence in the heart of Capalaba. Designed with contemporary flair and convenience in mind, this home promises an unparalleled lifestyle. Features:- Open Plan Living Area: Spacious and versatile, perfect for modern living and entertaining.- Ducted Air-Conditioning and Ceiling Fans: Enjoy year-round comfort with efficient climate control.- Large Private Balconies: Extend your living space outdoors with generous balconies for relaxation and entertaining.- Two Large Bedrooms: Including a Master Bedroom with an ensuite, offering privacy and luxury.- Modern Kitchen: Equipped with stainless steel appliances, gas hotplates, electric ovens, a microwave, and a dishwasher for a seamless cooking experience.- Laundry Facilities: Including a dryer, providing added convenience.- NBN Internet Available: Stay connected with high-speed internet access. Complex Amenities: Large Landscaped Pool: Perfect for a refreshing swim or lounging by the water. BBQ Area: Ideal for outdoor gatherings and socializing with friends and family. Rooftop Gardens: Enjoy panoramic views and serene garden spaces. Secure Complex: With Resident Managers and an on-site Office for peace of mind and assistance. Neighborhood Amenities: School Catchment: Capalaba State College, ensuring quality education options for families. Parks: Close proximity to Winter Memorial Park for outdoor activities and relaxation. Shopping: Conveniently located near Capalaba Central Shopping Centre, offering a variety of retail, dining, and entertainment options. For Investors: Rental Appraisal: \$600 per week Current Rental Lease: \$540 per week Lease Ending: February 2025 Redland City Council Rates: Approximately \$750 to \$850, depending on water usage. Body Corporate Fee: \$1,038 per quarter This property is situated in a highly sought-after area, close to Capalaba's vibrant shopping precinct, restaurants, schools, childcare facilities, and public transport. Contact: Don't miss out on the chance to secure a modern, hassle-free living space for yourself or as a valuable addition to your investment portfolio. Contact Cody Howard at 0428 445 155 to schedule a viewing and experience the allure of this remarkable property. Act now to take advantage of this exceptional offering in Capalaba! Disclaimer: Property images may have been digitally altered or staged for marketing purposes and may not constitute a complete representation of the property condition being purchased. Any photographs used by LJ Hooker may only show certain aspects of the property at the time the photographs are taken and any prospective buyer should inspect the property.