

**Offers over \$830,000 considered**

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56 Spotted Gum Crescent MOUNT COTTON QLD



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## Calling all investors

Looking for your next ideal investment property? Featuring a generous block of 841m2 this property will allow your tenants to have wide side access to store their caravans and boats securely behind the fences. There is also potential to add a shed and/or pool. If you're looking for a new home then the spacious yard is perfect for relaxing, hosting barbecues or simply enjoying the fresh air with your loved ones.

The well-designed floor plan ensures a seamless flow between the living areas, creating a harmonious atmosphere throughout the home. The modern kitchen boasts sleek cabinetry, high-quality appliances, and ample storage space, making meal preparation a breeze. The master bedroom comes complete with its own ensuite & WIR, ensuring privacy and convenience. The additional three bedrooms are well-appointed and share a stylish bathroom.

With a double garage, parking will never be an issue. There is plenty of space for your vehicles, as well as additional storage for all your belongings.

- Built 2012
- 841m2 block
- Separate media room
- Modern kitchen overlooking living area and backyard
- Open plan living with tiles throughout leading to covered entertainment area
- Split air conditioning systems and ceiling fans
- Fully fenced with no easements
- Security screens and doors
- Current rent: \$640 per week
- Current lease until Jan 2025
- Rental appraisal: \$675-\$700 per week

Located in the sought-after suburb of Mount Cotton, this property offers a peaceful and family-friendly environment. With easy access to schools, shops, and parks, you'll have everything you need right at your doorstep.

The price guide for this property is offers over \$830,000 considered. Don't miss out on the opportunity to make this house your dream home or investment property. Contact us today to arrange a private inspection.

### Disclaimer:

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without responsibility.



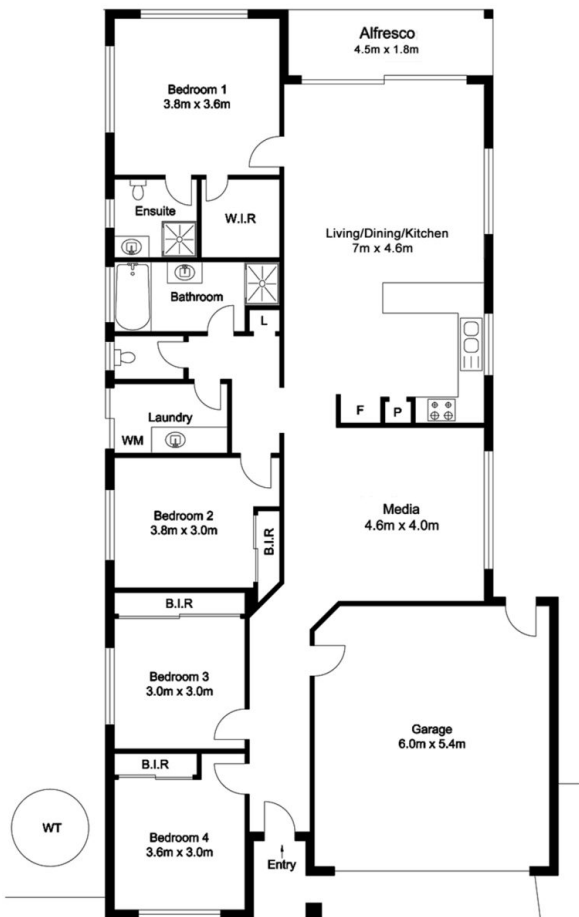
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56 Spotted Gum Crescent, Mount Cotton  
Approximate Floor Area 176 sq. m

Floor Plan  
aspirephotographyandstyling.com

Disclaimer: This floor plan has been prepared for marketing purposes and is intended for illustrative purposes only. Whilst every attempt has been made to ensure accuracy, all measurements are approximate, and no responsibility is taken for the accuracy or completeness of the contents.