



74 Nyleta Street, Coopers Plains

LUXURY LIVING PLUS CASH FLOW

\$798,000

4 Bed | 3 Bath | 2 Car

Web ID: ALEE11911

A bold statement in premium living. Brand new designer home unique in its' versatile accommodation which includes a separate guest area.

This smart allocation of space is just right for extended families. And those owner occupiers looking for extra cash flow will be delighted with the rental income that this guest area can easily provide.

The home optimises natural light from a prized north rear aspect. Offers seamless indoor/outdoor entertainment spaces and takes full advantage of the pleasant views.

- Open living and dining spaces, striking both in appeal and size
- 4 well-proportioned bedrooms (2 up and 2 down) provide flexible family living
- Downstairs bedrooms have the benefit of a kitchenette and family room
- Sleek designer kitchen with stone surfaces, gas cooktop and great storage
- Multiple living spaces providing separate entertainment zones
- Large glass sliding doors reveal an expansive upstairs outdoor deck
- Fully ducted reverse cycle air-conditioning and quality ceiling fans for all year round comfort



-- Impeccable build with emphasis on low maintenance luxury

-- Just some of the extensive extras list include: Bamboo timber floors, feature lighting, door station intercom, remote control automatic garage door, full landscaping and fencing

-- Premium location provides ease of access to public transport both bus and train, schools, shops, restaurants, library, parks, QEII Jubilee Hospital and Griffith University

My owner's instructions are very clear, "Mark, I have another project to start, get this home sold." Rarely do such great properties come with such realistic sellers.

Exclusive Agent: Mark Allen 0412 723 971

Disclaimer - All information relating to the property described is gathered from sources we believe to be reliable. However, we cannot guarantee or warrant its accuracy. You should make your own enquiries, consult relevant advisers and satisfy yourself about its integrity. Our full disclosure also applies and is outlined on our website www.allenlee.com.au.

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