

# 1 Moogerah Court, Albany Creek, Qld 4035

## House For Sale

Saturday, 27 April 2024



1 Moogerah Court, Albany Creek, Qld 4035

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 839 m2**

**Type: House**



Cara Bergmann  
0731327881



Nicola Bergmann  
0731327881

## For Sale Now

Set on a large elevated 839m<sup>2</sup> corner allotment in one of Albany Creeks most sought after streets, this home offers a family lifestyle and an architectural edge. Its cleverly designed and functional floor plan, coupled with an enormous amount of living space and opulent finishes make it a standout choice even for the most discerning buyer. As you enter through the double doors you're greeted by a newly renovated kitchen that seamlessly connects to the open plan living spaces that flow onto the entertainers' deck. This home is not just about interiors, it's about embracing the outdoors and enjoying the generous 839sqm block of land, presenting endless possibilities for outdoor living and entertainment. This home features four bedrooms, 3.5 bathrooms, a study, multiple living space and the potential for dual living arrangements, complete with separate gated ground level access. The property is within walking distance to tranquil parkland and the stunning Bunyaville State Forest and Bunya Crossing Reserve offering a serene environment and picturesque views. This home is presented over two levels showcasing a perfect blend of functionality, style and tranquillity. It's not just a residence, it's a lifestyle upgrade waiting for you.

**Upstairs Features:**

- Multiple living areas including a lounge room with 3.3m ceilings and a media room/home theatre.
- The kitchen seamlessly connects to open plan living spaces that flow onto the entertainers' deck. Sprawling deck with multiple seating areas and a roller blind for privacy overlooking the view of Albany Creek.
- Polished Blackbutt timber floors.
- The newly renovated kitchen is strategically positioned ideal for hosting dinners, events and preparing family meals with ease. Featuring elegant stone benchtops that beautifully complement the subway white tile splashback wrapping around the kitchen, this space is both functional and stylish. The kitchen is equipped with top-of-the-line stainless steel appliances, including a Westinghouse dishwasher, a double sink with drain board sink, a tap with an extractable head, a built in Westinghouse microwave, a Westinghouse gas cooktop and oven with rangehood. Ample double fridge space, an island bench with drawers and additional storage under the breakfast bar make this kitchen a thoughtfully designed and practical area for culinary endeavours.
- The master bedroom includes plush carpets, walk in robe, plantation shutters, ceiling fan light and ensuite. The ensuite includes a spa bath, shower, double sink vanity and separate toilet.
- Bedroom two and three include plush carpets, blinds, ceiling fan lights and built in cupboards.
- The main bathroom includes a shower, vanity and bath with a separate powder room.
- A dedicated study provides a quiet area for work or study. Could be converted into a fifth bedroom.
- Separate laundry with abundant storage options and access to the outside washing line.

**Downstairs Features:**

- A 4th bedroom with its own bathroom and living area, ideal for extended family or guests.
- A spacious tiled family room with a sliding door to the backyard, undercover entertainment area and pool. An outdoor shower area and beautifully landscaped gardens.
- A massive workshop with built in benches and storage shelving as well as separate street access and bifold doors perfect for hobbies or as a creative space.
- Enjoy the in ground saltwater pool with water feature and pool umbrella.
- The fully fenced backyard includes a cubby house, new Colourbond fencing and rainwater tanks plumbed to the house.
- One driveway leads to the 2 car automatic garage providing convenient access. The other driveway leads to the backyard and workshop offering versatility and ease of use.
- Close to Bunyaville Conservation Park and Bunya Crossing Reserve, walking and biking tracks, offering incredible views and a serene environment.
- Elevated 839sqm corner block with a beautiful entry and double doors.
- Dual living potential and separate gated ground level access.

**Additional Features:**

- A premium Solar Edge Solar System with a 13.2kw smart inverter.
- Ceiling fans throughout.
- Security screens.
- Split system air conditioning in media room, living room, master bedroom and bedroom 2.
- Internal staircase.

This home is not just a residence, it's a lifestyle statement. Immerse yourself in luxury, comfort and convenience at 1 Moogareh Court. Contact us today to arrange a private viewing and experience the essence of modern living in Albany Creek.

**School Catchments:**

- Prep - Year 6: Albany Creek State School
- Year 7 - Year 12: Albany Creek State High School

**Suburb Information:** A popular North Brisbane suburb, Albany Creek is about a half hour drive from Brisbane CBD and is a highly sought after destination for families. There are 3 primary schools in the area, a renowned high school and 5 childcare centres to accompany this. Conveniently access the 24 hour emergency vet for your loved pets. Bursting with parkland and nature reserves there are also impressive local amenities, providing multiple shopping centres and a huge array of restaurants and food outlets. Direct access to public transport links you to the nearby Prince Charles Hospital, Westfield Chermide Shopping Centre and Brisbane CBD.

**\*\*\*All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.**