

# 1 Windemere Court, Albany Creek, QLD, 4035

## Sold House

Tuesday, 18 April 2023

Place.



1 Windemere Court, Albany Creek, QLD, 4035

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



James Gwynne



Daniel Christensen  
0732642311

## DESIGN YOUR DREAM LIFESTYLE - RENOVATE TO LIVE IN OR PROFIT!

Positioned in a prized pocket of Albany Creek, this property represents an exceptionally brilliant opportunity for those seeking a chance to live a life of their own design and ready to wield a hammer! With a versatile high-set layout and an interior creating the perfect opportunity to add immense value, this is a superb find for renovators and house flippers!

### Features Include:

- 759m<sup>2</sup>
- Superior renovator opportunity
- High-set residence in original or partly demolished condition
- Large open-plan living, lounge and dining with fireplace and adjacent sunroom
- Spacious kitchen with good sized footprint
- Three built-in bedrooms
- Two full sized bathrooms
- Large rumpus plus two utility rooms
- Huge backyard with mature greenery and scope to install a pool
- Walk to bus, parkland, dining and shops

Occupying a large 759m<sup>2</sup> parcel of land, this classic high-set home presents in original or partly demolished condition; it has been loved for many years and is now ready to be renovated! Currently presented in the classic layout of its era, there is open-plan lounge, living and dining with an adjacent sunroom and ambient fire place. The kitchen occupies a spacious footprint with plenty of storage and good space for those wishing to keep the same footprint during a renovation.

Also on the upper level, three bedrooms each include built-in storage, set adjacent to the family bathroom. Internal stairs lead to a brilliantly versatile lower level with two utility rooms as well as a large rumpus and second full sized bathroom.

Outdoors offers the quintessential backyard of bygone days with mature greenery and ample space to kick a ball or install a pool. Additional features include a double lock-up garage and cul-de-sac position.

If you're handy with a hammer or seeking something to really sink your renovator's teeth into, then there is no better opportunity than this! There is of course the incredible option to capitalise on the easy build quality of a very accessible block by demolishing the current home if desired and building the home of your dreams.

Boasting terrific profit boosting potential, a superb location enhances liveability with a myriad of services at your door. Enjoy an easy walk to local shops, bus and parkland whilst just a short drive will deliver you to multiple schooling, shopping and sporting facilities!

### Nearby Hotspots!

- Coles - 1.6km / 4 min
- Woolworths - 2.0km / 4 min
- ALDI - 550m / 1 min
- Albany SS - 950m / 2 min
- Albany SHS - 1.5km / 3 min
- All Saints Parish - 1.7km / 3 min
- Good Shepherd - 2.0km / 4 min
- Albany Hills SS - 1.5km / 3 min
- Albany Creek Tavern - 1.7km / 4 min
- AC Leisure Centre - 2.4km / 4 min
- Brisbane CBD - 16.6km / 26 min

- 19km / 22 min
- Train - Carseldine - 5.1km / 9 min
- Bus Stop - 200m / 1 min
- #338 Brisbane City

(Distances are for approximate guide only)

#### Location Information:

A popular North-Brisbane suburb and highly sought-after destination for families, there are four primary schools, a renowned high school and five child care centres in the district. Brimming with wonderful green public space, parkland and nature reserves there are also impressive local amenities providing multiple shopping centres as well as a huge array of restaurants and food outlets. Direct public transport links to the nearby Prince Charles and Holy Spirit hospitals, Westfield Chermside, Brookside Shopping Centre and the CBD.