

# 11/259 Albany Creek Road, Bridgeman Downs, Qld 4035



## Townhouse For Sale

Wednesday, 8 May 2024

11/259 Albany Creek Road, Bridgeman Downs, Qld 4035

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 108 m2

Type: Townhouse



Cara Bergmann  
0731327881

## Offers over \$589,000

Introducing 11/259 Albany Creek Road in Bridgeman Downs with pride! This townhouse is move in ready and offers low maintenance living. The spacious layout creates a welcoming ambiance filled with natural light showcasing a practical and roomy design. Contact Cara Bergmann Properties today to schedule your private viewing and experience the allure of this exquisite home first hand. Property Features: • Upon stepping into this meticulously cared for townhouse you'll find an open plan, tiled, air conditioned living, dining and kitchen area that seamlessly flows into the private courtyard. • The interior features fresh paint, new door handles and bright lighting throughout. • It boasts low maintenance with a separate gate for access, Astroturf grass and a tree adorned with fairy lights for a serene outdoor space. • Moving to the upper level you'll discover three generously sized bedrooms. • The master bedroom includes air conditioning, a new ceiling fan, a built in walk in wardrobe and an ensuite with a shower, vanity and toilet. • Bedroom two features a built in wardrobe, an air conditioning unit and a new ceiling fan. • Bedroom three offers a built in wardrobe and a new ceiling fan. • The family bathroom on this level includes a shower over the bath, a vanity with storage and a toilet. • Linen cupboard located upstairs. • An internal laundry and a powder room downstairs. • A secure automatic single car garage. • A washing line. • A storage shed. • Built in 2010. \*\*\*Building and Pest report available to interested buyers Body Corporate Fees: (As per 01/05/24 to 31/07/24 Levy Contributions) • Sinking fund contributions: \$226.84 Per Quarter • Sinking Fund Special \$120.23 Per Quarter • Admin fund: \$538 Per Quarter • Insurance: \$125.58 Per Quarter Approximate fees: • Rates \$388.75 Per Quarter • Electricity \$553 Per Quarter • Water \$433.84 Per Quarter School Catchments: • Aspley State School (Prep - Year 6) • Aspley State High School (Year 7 - Year 12) Approximate Distances: • Aspley 10 Pin Bowl, 160m • Albany Creek Road Bus Stop, 200m • Flutterbys Early Development Centre, 600m • Aspley Hypermarket Shopping Centre, 700m • Aspley State School, 1.8km • Aspley Homemaker Centre, 3km • Chermside Shopping Centre, 4.2km • Prince Charles Hospital, 4.8km • Brisbane CBD, 14.2km \*\*\*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.