

13 Tibbits Close, Albany Creek, Qld 4035

House For Sale

Sunday, 7 January 2024



13 Tibbits Close, Albany Creek, Qld 4035

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 807 m2

Type: House



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For Sale Now

Step into the inviting ambiance of 13 Tibbits Close, Albany Creek. Where the fusion of contemporary elegance and family friendly functionality offers stunning views. This impeccably crafted 4 bedroom, 2 bathroom residence showcases an array of features sure to captivate the discerning buyer. Situated in the highly sought-after central Albany Creek locale this property is proudly presented by Cara Bergmann Properties. This property represents the ideal home you've been in search of.

Key Features:

- The layout ensures a seamless blend of modern aesthetics and practical living spaces.
- Enjoy the beauty of the surrounding mountains from the comfort of your home. The spacious open plan living and dining area provide stunning panoramic views, making every moment memorable.
- The open plan kitchen is a chef's dream, featuring a stone island bench, Bosch dishwasher, Technica oven and gas cooktop, rangehood and a large wide window splashback that overlooks the picturesque landscape.
- Experience versatility with spacious lounges both upstairs and downstairs. The downstairs lounge, equipped with bifold doors, opens to a private grassed backyard, creating a seamless indoor outdoor living experience.
- Luxurious master suite is a retreat to the kingsized master bedroom with high ceilings. a large walk in robe and ensuite.
- Three additional bedrooms feature built in cupboards, ceiling fans and plush new carpets.
- Embrace outdoor living with two large covered alfresco decks, perfect for enjoying the sunset or watching storms roll by.
- 6.1kw Solar power system with 14 panels.
- 5000L Water tank with automatic rainwater diverter.
- Ducted air conditioning throughout.
- The property boasts a fully fenced backyard, low maintenance gardens, and vegetable garden beds.
- Newly resurfaced and sealed driveway.
- Freshly painted internally and externally with quality Dulux paint.
- New automatic garage door.
- High ceilings.
- New carpets in all bedrooms and lounge down stairs.
- Outdoor blinds on both alfresco decks.

Approximate Rates:

- Rates \$557.69 Per Quarter
- Water \$550 Per Quarter
- Rental Appraisal \$780 - \$820 per week

Close to all amenities, schools, beautiful nature reserves, bush walks, and parks, this residence offers the perfect balance of peaceful tranquillity and convenient accessibility. Don't miss the opportunity to make this exceptional property your new home. Contact Cara Bergmann Properties today to arrange a viewing or for more information.***

Building and Pest Report Available to Interested Buyers

Approximate distances:

- Coles, 1.2km
- Woolworths, 1.8km
- Aldi, 2.1km
- Eatons Hill Hotel, 1.7km
- All Saints Parish School, 1.4km
- Albany State School, 1.4km
- Albany Creek State High School, 2.3km
- Albany Creek Library, 1.4km
- South Pine River, 500m walk
- Ghost Gum Court Park, 500m walk
- Bunya Crossing Reserve, 2.3km
- Albany Creek Leisure Centre, 1.5km