

16/38 Creekside Terrace, Albany Creek, Qld 4035



Townhouse For Sale

Monday, 15 January 2024

16/38 Creekside Terrace, Albany Creek, Qld 4035

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 181 m2

Type: Townhouse



Cara Bergmann
0731327881



Sam Bowkett
0406177246

For Sale Now

Experience contemporary living in this immaculate urban townhouse where a captivating exterior offers just a glimpse of the luxury concealed within. Nestled in the highly sought after Bella Nove Residences, this home exemplifies sophisticated living in a peaceful setting. Boasting four generously sized bedrooms and an array of cutting edge amenities, this rare gem presents a fleeting opportunity not to be overlooked. This property is vacant and ready for you to move in.

Key Features:

- Positioned at the front of the exclusive Bella Nove Residences.
- Sunlight bathes the interiors, enhancing the neutral colour palette and creating a welcoming atmosphere.
- Unique features include a private balcony and expansive courtyard, a rarity in multi residential communities.
- The spacious open plan lounge and dining area seamlessly extend to a low maintenance outdoor haven.
- The modern kitchen features 40mm stone benchtops, stainless steel appliances and a spacious island bench for additional storage.
- Private courtyard for alfresco dining and entertainment complete with a fully fenced backyard and nearby washing line.
- Master bedroom retreat with a private balcony, walk through wardrobe and a modern ensuite with a shower, double vanity and toilet.
- Four carpeted bedrooms each equipped with built-in wardrobes featuring mirrored sliders.
- Beautifully appointed main bathroom with a bath, shower and vanity, complemented by two powder rooms.
- Internal laundry with powder room.

Additional Features:

- Solar system, 6.6kw with 32 panels.
- Ample storage including generous under stair space.
- Ease of lifestyle with blinds throughout, minimal maintenance, ceiling fans, 9ft square set ceilings and fully zoned and ducted air conditioning.
- Well maintained communal spaces with established gardens, a shared swimming pool and a BBQ area.
- Enhanced security with screens on both lower and upper levels.
- Double lockup garage seamlessly connected to the residence.

Approximate Rates:

- Water \$358 Per Quarter
- Electricity \$329 Per Quarter
- Rates \$162 Per Quarter
- Rental Appraisal \$750-785 per week
- Body Corporate Fees \$718.30 Per Quarter (Admin and Sinking Fund)
- Body Corporate Insurance \$153.48 Per Quarter

Contact us today for more information and to experience the lifestyle that 16/38 Creekside Terrace, Albany Creek, has to offer.

***Building and Pest report available for interested buyers

Suburb information: A popular North Brisbane suburb, Albany Creek about a half hour drive from Brisbane CBD is a highly sought after destination for families. There are 4 primary schools in the area, a renowned high school and 5 childcare centres to accompany this. 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 and Holy Spirit hospitals, Westfield Chermside 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.