

23 Boondooma Circuit, Albany Creek, Qld 4035

McGrath

House For Sale

Wednesday, 29 May 2024

23 Boondooma Circuit, Albany Creek, Qld 4035

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 745 m2

Type: House



Alexandra Porter



Samantha Baines
0488771902

For Sale

Positioned in a charming friendly neighbourhood, this circa 1998 built home offers a harmonious blend of modern luxury and natural beauty. Boasting five bedrooms, three bathrooms and multiple living and dining areas, this residence provides ample space for relaxation and comfort. Ideal for families who love to entertain, savvy investors, or individuals seeking a low maintenance lifestyle.

- Living and dining areas opening onto the enclosed entertainment area to provide indoor/outdoor flow.
- Modern kitchen with bench space, an abundance of storage and dishwasher.
- Ducted air conditioning throughout for year-round comfort.
- Five good sized bedrooms, four on the upper level, all with built-in wardrobes, ceiling fans and security screens. Master bedroom with ensuite and walk-in wardrobe.
- Large entertaining deck with natural breezes, overlooking pool and bushland.
- Lower level offering fifth bedroom and bathroom, workshop, storage area and 5000L water tank.
- 23 Solar Panels
- Rates: \$530 per quarter, block size: 745 sqm
- Rental Appraisal: \$825 to \$875 per week (approx.)
- NBN: Hybrid Fibre Coaxial (HFC)

School Catchments
Prep to Year 6: Albany Hills State School
Year 7 to Year 12: Albany Creek State High School

Nestled in Albany Creek, this property offers proximity to essential amenities. Enjoy the nearby parks, including the scenic Albany Creek Reserve, and explore walking tracks for outdoor enthusiasts. Educational options abound with All Saints Primary School, Albany Creek State School, Albany Creek State High School and Good Shepherd Christian Schools nearby. Public transport options are within reach, with a nearby bus stop providing convenient commuting. Brisbane City is approximately 20 kilometres away. For daily necessities, supermarkets like Woolworths, Coles and Aldi are close by, and Albany Creek Village Shopping Centre offers a variety of retail options.

Call today to book an appointment to view. Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property. Any rental appraisal advertised or provided was current at the time of the appraisal and may fluctuate depending on market movement. McGrath Estate Agents shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way.