

26 Avon Crescent, Albany Creek, Qld 4035



Sold House

Thursday, 4 April 2024

26 Avon Crescent, Albany Creek, Qld 4035

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 809 m2

Type: House



Cara Bergmann
0731327881



Toni Brown
0427819143

\$967,000

Nestled within a quiet cul-de-sac in the heart of Albany Creek, you'll find 26 Avon Crescent. This dwelling offers an impeccable fusion of modern convenience, comfort and ample space. Positioned in a highly sought after locale enjoy unparalleled convenience with schools, Albany Creek Woolworths, Coles Shopping Centre and serene parklands all within strolling distance. This well maintained 3 bedroom, 2 bathroom home situated on an expansive 809sqm block features a spacious backyard offering endless possibilities for outdoor enjoyment and relaxation. The recently refreshed interior boasts a fresh coat of paint providing a blank canvas for you to imprint your personal touch. Property Features: • Modern kitchen with views over the backyard, combined living and dining room for seamless entertaining. • The kitchen is equipped with a breakfast bar, dishwasher, ceramic cooktop, range hood, oven, microwave and space for a fridge. It seamlessly connects to the dining and lounge area, with convenient access to the deck leading down to the entertainment area downstairs via external stairs. • Air conditioned lounge room with front veranda, ceiling fan and large windows providing natural lighting. • Master bedroom featuring built in robes, plantation shutter blinds and a new ceiling fan light for added comfort. • Additional bedrooms equipped with built in cupboards, ceiling fans and LED lighting. • Freshly painted interior ready for you to move in and make it your own. • Main bathroom with shower, vanity, bath and separate toilet. • Double automatic garage with a workshop or storage room, providing ample space for your tools or hobbies. • Under house storage room for extra belongings. • Expansive backyard with flat grassed space and fully fenced for privacy and safety. • Covered entertainment area, perfect for hosting gatherings or enjoying outdoor meals. • Spacious internal laundry with plenty of cupboard space, offering potential for conversion into a kitchenette. Additional Features: • Solar hot water system and solar panels for energy efficiency. • Internal timber stairs adding a touch of elegance. • Rainwater tank. • Two garden sheds, one with power, offering ample storage space. • Potential space for a pool, offering endless possibilities for relaxation and recreation. • Downstairs bathroom with shower, vanity and toilet for added convenience. • Utility room currently used as a rumpus room with sliding door to the outdoor entertainment area and backyard. • Additional utility room which is currently used as a bedroom. Includes built in cupboards and a study nook. • Flyscreens on all windows and doors. This well maintained property offers an exceptional lifestyle opportunity for discerning buyers seeking comfort, convenience and modern living. Contact Cara Bergmann Properties today to arrange your inspection and secure your slice of Albany Creek. Approximate Rates: • Rates \$599 per quarter. • Water \$420 per quarter. • Electricity \$357 per quarter. *Building and pest reports and rental appraisal available for viewing by interested buyers. Don't miss out on the opportunity to make this exquisite property your own. School Catchments: • Prep - Year 6: Albany Hills State School • Year 7 - Year 12: Albany Creek State High School Suburb Information: A popular North Brisbane suburb, Albany Creek is about a half-hour drive from Brisbane CBD and is a highly sought after destination for families. There are 3 primary schools in the area, a renowned high school and 5 childcare centres to accompany this. Conveniently access the 24 hour emergency vet for your loved pets. 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 Hospital, Westfield Chermshire 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.