

30 Dolcoath Street, Albany Creek, Qld 4035



House For Sale

Wednesday, 1 May 2024

30 Dolcoath Street, Albany Creek, Qld 4035

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 607 m2

Type: House



Cara Bergmann
0731327881

Offers Over \$849,999

Embrace the chance to craft your perfect home within this inviting blank canvas, strategically positioned in a coveted locale. Boasting 3 bedrooms, bathrooms on both levels, and the potential for dual living arrangements, this residence provides an abundance of space and versatility. Nestled on a 607m² flat block, with parking for up to 4 vehicles and convenient drive-through access to the backyard, it's a haven for those who appreciate both functionality and comfort. Conveniently located with schools, shops and public transport only minutes away or leave the car at home with Albany Creek State School and Albany Creek Village within walking distance through Cuthbert Park. Cara Bergmann Properties are proud to present to you 30 Dolcoath Street, Albany Creek. Upstairs features include: • Polished timber floors. • Light and air filled living room with air conditioning. • Spacious kitchen with electric appliances and offering a plentiful amount of cupboards and bench space. Looking out to the outdoor entertainment deck. • Open plan dining adjoining kitchen and flowing out to the rear deck. • Master bedroom with built in robe, roller blinds, black ceiling fan, air conditioning and opening up to the covered balcony. • Bedroom two with an open robe, ceiling fan and roller blinds. • Bedroom three is generously sized with black ceiling fan and roller blinds. • Renovated bathroom with a designer stand alone bath, floor to ceiling tiles, gold fixtures with a floating vanity. Walk in shower with rainfall shower head and feature floor tiles. • Large covered deck with insulated ceiling perfect for entertaining. • Internal access connecting upstairs and downstairs. Downstairs features include: • Large tiled utility space with cupboard. • Kitchenette including cupboards, bench space and sink. • Bathroom with shower and toilet. • Laundry. • 2 Car garage including workbench and workshop/storage area. • Covered carports on either side of property (one with drive through access to back yard). • Entertainment area. • Fully fenced, level yard including water tank and garden shed. *Rental appraisal and building & pest report available for viewing by interested buyers* Approximate Fees: • Rates \$553 per quarter • Electricity \$478 per quarter • Water \$439 per quarter • Rental Appraisal \$680 - \$720 Approximate distances: • Albany Creek State School, 1.5km • Albany Hills State School, 1.7km • Albany Creek Village, 1.8km • Albany Creek State High School, 3.7km • Westfield Chermside Shopping Centre, 8.2km • The Prince Charles/Holy Spirit Hospitals, 9.4km • Brisbane CBD, 14km • Brisbane Domestic/International Airports, 16km Contact Cara Bergmann Properties to schedule a viewing and make 30 Dolcoath your family's new home. 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 Hospital, 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.