

# 33 Cressbrook Drive, Albany Creek, Qld 4035



## Sold House

Wednesday, 8 November 2023

33 Cressbrook Drive, Albany Creek, Qld 4035

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 950 m2**

**Type: House**



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**\$1,121,000**

A lowset, low maintenance home with a practical layout and breathtaking views. This extraordinary property boasts a certified granny flat, oversized bedrooms and a versatile layout that caters to parent and teenager separation or extended family living. Perched on a private 950m<sup>2</sup> allotment surrounded by welcoming neighbours, this home is perfectly positioned in walking distance to shops, public transport and great local school catchments for Albany Creek State School, Albany Creek State High School and more! Property Features: • This is a truly unique chance to own a property that combines dual living and stunning views in a highly sought after location. • Friendly Neighbours and welcoming neighbourhood. • True Dual Living Setup, the granny flat is fully equipped with a kitchen, shower and toilet. Making it perfect for extended family members or as a potential rental income opportunity. • The North-easterly facing covered entertaining area with retractable screens is perfect for outdoor gatherings. Additionally, there's an additional covered BBQ area or workshop space with power and lighting. • The open plan kitchen in the main residence features Caesar stone benchtops, stainless steel appliances (including an LG dishwasher, Westinghouse oven and four burner cooktop), and plumbed water for your fridge. • Large walk in Butlers Pantry with open shelving and chalk board wall. • The king sized master bedroom boasts an expansive walk in robe and split system air conditioning. • The spacious ensuite comes equipped with a spa bath and a private toilet for a touch of luxury. • Three queen sized bedrooms feature built in wardrobes and split system air conditioning for comfort. • A fully fenced backyard, with a side yard providing space for a potential pool with stunning panoramic views. • The double covered carport with lighting offers convenient parking for your vehicles. Plus, there are two large outdoor sheds with lights installed for extra storage. Granny Flat Features: • The granny flat comes complete with Caesar stone benchtops, Westinghouse 4 burner stove top, stainless steel electric oven and rangehood. • Spacious living space, currently used as a home office, the lounge and dining area in the granny flat offer versatile use. • Ceiling fans and split system air conditioning in the living area and bedroom. • The bedroom features a large built in cupboard with mirrored doors, ceiling fans and separate outdoor access. The ensuite bathroom includes a shower, toilet and vanity. Additional Features: • Dual solar systems boasting a total of 8KW and 28 solar panels. • Ample storage is available throughout the property. • Security fly screens are installed throughout the home. • Split system air conditioning is available throughout. • A large fully fenced grassed backyard. • Additional space can be used for a chicken coop or a vegetable gardening corner. • The roof has recently undergone professional restoration and repainting. • The Bunya Crossing Reserve is 200 meters away, this natural swimming hole is a hidden gem for those warm summer days. • Bunya Reserve and Mountain Bike Tracks within 500 meters. Adventure enthusiasts will appreciate being only 500 meters away from Bunya Reserve and its extensive network of mountain bike trails. • Super fast Internet allowing you to stream, work and connect without a hitch. Fibre to the premises has been installed, providing lightning fast speeds of up to 1000mbps. Approximate Rates: • Water \$498 Per Quarter • Electricity \$333 Per Quarter • Rates \$618 Per Quarter Don't miss out on this exceptional property offering the best of dual living, incredible views, and a great neighbourhood. Contact us today to for more information and experience the lifestyle 33 Cressbrook Drive, Albany Creek has to offer. \*Rental appraisal and Building and Pest report available to interested buyers\* Approximate distances: • Albany Creek State High School, 2.2km • Albany Hills Radius Medical Centre, 2.8km • Little Gems Childcare & Early Learning Centre, 2.8km • Albany Hills State School, 3.2km • Albany Creek Leisure Centre, 1.8km • Albany Creek Village, 2.6km • Westfield Chermside Shopping Centre, 12km • Prince Charles Hospital, 10km • Brisbane CBD, 18km • Brisbane Domestic/International Airport, 22km 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.