

**34 Gilford Crescent, Albany Creek, Qld 4035**



**House For Sale**

Monday, 20 May 2024

34 Gilford Crescent, Albany Creek, Qld 4035

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 600 m2**

**Type: House**



Wayne Cornell  
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## Offers over \$799,000

Perfectly sized for young families and boasting a terrific private backyard, this single-level home is the perfect package in a coveted location! Within walking distance to both primary and secondary schooling as well as boasting some contemporary updates, this is an enticing opportunity for a wide range of buyer. New flooring & freshly painted adorns the air-conditioned living and dining, set in spacious open-plan with soaring high ceilings amplifying the space and natural light throughout. With a renovated kitchen offering stone benches, soft closed drawers, and dishwasher. Three bedrooms offer private retreat; the master including a walk-in robe with direct access to the modern family bathroom. Enjoying superb privacy, a covered outdoor entertaining zone is nestled at the rear of the home with cooling breezes and sun-kissed warmth to be found. There is a massive backyard for children and pets to play with an elevated position and excellent room to install a pool whilst the quaint front porch provides the ideal space to enjoy a morning cuppa. Features; \* Three bedrooms \* Freshly painted throughout \* Renovated two-way family bathroom \* Update flooring throughout \* Air-conditioned living area \* Renovated kitchen with stone benches and soft closed drawers \* Dishwasher \* Covered patio \* Fully fenced large backyard \* Garden shed \* Restored tiled roof \* Side access \* Short distance walking distance to schools, bus stop, and parks \* Rental appraisal - \$590 to \$620 a week \* 600m2 allotment Approx. locations; \* 700m to All Saints Parish Primary School \* 1.5km to Albany Hills State School \* 1.3km to Albany Creek State High School \* 1.3km to Woolworths Marketplace \* 1km to Albany Creek Leisure Centre \* 15km to CBD Disclaimer: "Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property." LJ Hooker Albany Creek | Warner also offer a property management service. If you're considering renting your property, are looking to buy or would like a free review of your current portfolio, please call our main office on (07) 3264 9000."