

# 35 Listonia Drive, Albany Creek, Qld 4035



## Sold House

Saturday, 12 August 2023

35 Listonia Drive, Albany Creek, Qld 4035

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 2042 m2**

**Type: House**



Cara Bergmann  
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**\$1,100,000**

Welcome to 35 Listonia Drive, Albany Creek. A home that effortlessly combines modern elegance with comfort, nestled in the heart of this vibrant community. Presented by Cara Bergmann Properties, this exceptional property invites you to redefine your lifestyle and embrace benefits of indoor/outdoor living. Features:

- Open plan dining and kitchen area is a blend of style and functionality. Direct access to the covered entertainment area.
- Contemporary kitchen exquisitely designed to delight. Abundant storage, including a generous pantry cupboard, Westinghouse stainless steel gas cooktop, a sleek Westinghouse dishwasher and a stainless steel rangehood. Sunlight dances through the windows, revealing a serene backyard vista framed by chic roller blinds. Revel in the vast expanse of the stone benchtop, offering an abundance of space for culinary creations and gatherings.
- Master air conditioned bedroom is your own private retreat. A spacious walk in wardrobe, perfect for organizing your attire, while an additional cupboard storage adds that extra touch of luxury. The modern ensuite featuring a shower, toilet, and vanity.
- Bedroom 2 with a charming barn roller door to built-in cupboard with ample storage and plush carpets.
- Bedroom 3 and 4 with built in robe, white venetian blinds and plush carpets.
- Modern family bathroom equipped with a bathtub and a shower, a stylish vanity and a separate toilet.
- Paved outdoor entertainment area, gracefully adorned with a charming pergola. Enjoy a captivating vista over the sprawling flat backyard and the lush embrace of the surrounding trees.
- A separate media room with laminate flooring, sheer curtains, ceiling fan located at the front of the house.
- A study with views of the sunrise over the backyard.
- Elegantly appointed formal lounge, with spacious wardrobe for extra storage, adorned with plush carpets, welcomes you at the front of the house. Sheer curtains and Mitsubishi air conditioning.
- Laundry has ample hanging space, a dedicated sink and seamless access to the outdoors, ensuring every aspect of your laundry routine is effortlessly efficient.

Additional Features:

- Discover the expansive 6m x 6m shed, with additional 3 x 6 carport conveniently accessible through side gates with a dedicated drive-through feature. This versatile space offers ample room for accommodating tall vehicles and much more.
- 6.6 kW Fronius Inverter with 20 Jinko panels.
- 3000 litre Water tank.
- With a sprawling 2042m<sup>2</sup> land size, your flat backyard is an open canvas for your outdoor dreams. Host gatherings around the fire pit, relish the soothing sounds of nature and cherish the picturesque views that stretch to Listonia Drive Park, a hidden gem in your own backyard.
- Mitsubishi reverse cycle inverter split systems in all 4 bedrooms and lounge
- Wood fired Pizza oven under its own pergola

This is more than a house, it's an opportunity to create an extraordinary lifestyle. Contact Cara Bergmann Properties today to arrange an inspection and make this stunning property yours! \*Rental appraisal and building & pest report available for viewing to interested buyers\* Approximate Distances:

- Old Northern Rd, Allamanda Cres Bus Stop, (359/357) 700m
- Woolworths Albany Creek, 1.8km
- Albany Hills State School, 1.7km (within the school catchment)
- Albany Creek Leisure Centre, 2.7km
- Albany Creek State High School, 2.7km
- All Saints parish Primary School, 3.0km
- The Prince Charles Hospital, 7.0km
- Westfield Chermside Shopping Centre, 7.8km
- Brisbane CBD, 14km
- Brisbane Domestic/International Airport, 19km

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 3 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.