

43 Cressbrook Drive, Albany Creek, Qld 4035



Sold House

Thursday, 7 December 2023

43 Cressbrook Drive, Albany Creek, Qld 4035

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 827 m2

Type: House



Len Worthington

\$1,280,000

You'll be impressed with this immaculately maintained 4 bedroom (three being "doubles" at or over 4m x 3m) & study home on an elevated 827 sq.m. block in one of Albany Creek's most sought after streets. It boasts stunning views across Albany Creek to the Eaton's Hill water tower, mountains and beyond from the wide front and side verandahs, and through the large picture windows in the formal areas. The northerly aspect also allows for cooling summer breezes through all of the spacious air-conditioned living areas (lounge, meals and the enormous family room), and perfect North-easterly aspect through the generous alfresco and across the large level yard and private in-ground pool. From the spacious gourmet kitchen, with its wide stone benchtops, 2-pak cabinetry, 2 door pantry & pyrolytic stainless-steel oven, you are central to all living areas, and you can look out over the alfresco, yard and pool areas, and enjoy those same cool summer breezes. The air-conditioned "master-suite" at the rear of the home, looks out over the yard and pool area, and has a luxuriously renovated modern ensuite and large walk-in robe. The 3 kids' bedrooms all have air-conditioning, spacious built-in robes and ceiling fans. Bedroom 3 (4m x 3m) has also been fitted with an easy fold-down ladder system up to a great storage loft, with pitched walls (all lined) and lighting – the kids will all want this room! The spacious main bathroom and renovated modern laundry are adjacent to these bedrooms. The large study, which is big enough for 2-3 desks or workstations, is at the front of the home and is next to the kitchen, so that you can supervise the kid's study and internet time quite easily! There are three storage / linen cupboards through the home, plus additional modified ceiling storage above the manhole in the double garage, offering ample space for all your storage needs. All of this combines with pleasing modern décor including new paintwork internally throughout, modern lighting and quality window dressings, security screening & alarm system, air-conditioning in most rooms, loads of additional power outlets / phone charging points, a solar-hot water system & 2kW (10 panel) solar electricity system, near new pool equipment (pump, chlorinator & filter), a garden shed with power and lighting, a water-tank and much more! Not enough can be said about this great location – away from the hustle, surrounded by nature and absolute quality homes, and only:

- a short walk via pathway access across the road to the Bunyaville State Forest (300 metres) and swimming areas along the South Pine River (300 metres).
- 300 metres to a great park where kids play on the swings, kick a ball or ride bikes along concrete pathways.
- a 500 metre walk to Brisbane city buses (routes 359).
- 2.3 km to the Albany Creek Woolworths shopping centre or 2.5 km to the Albany Creek Coles shopping centre.
- A few minutes' drive to quality nearby schools within catchment, including Albany Creek State School (2.8 km) and Albany Creek State High School (2.3 km).

This large home, lovingly presented inside and out on an elevated 827 sqm block in such a great location, will definitely get strong buyer attention! Make sure you don't miss out on an open house this weekend! **DISCLAIMER:** Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.