

49 Folkstone Avenue, Albany Creek, Qld 4035



House For Sale

Saturday, 10 February 2024

49 Folkstone Avenue, Albany Creek, Qld 4035

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 607 m2

Type: House



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For Sale Now

Nestled in the tranquil surroundings of Albany Creek this exceptional family home is a true gem, offering a magnificent blend of comfortable living and entertainment. With double brick construction ensuring coolness in the summer months, this one of a kind residence in the heart of Albany Creek is designed for low maintenance living while providing ample space and separation for the entire family. Key Features:

- Large open plan lounge, dining room and kitchen with air conditioning and polished wooden floors create a welcoming and spacious atmosphere.
- The kitchen has an island benchtop featuring power and storage, stone benchtops, dishwasher and white blinds against the stylish white brick walls.
- A separate large air conditioned rumpus room leading to the undercover entertainment area, which extends out to the grassed and fully fenced backyard. Enjoy two outdoor entertaining areas including a large covered space perfect for family gatherings.
- The master bedroom boasts ceiling fan, carpets and a built in cupboard. It leads into the fully renovated modern and stylish bathroom featuring a vanity, pendant lighting, large shower with a rainfall shower head.
- Two spacious bedrooms with built ins and ceiling fan lights provide comfortable living spaces for the entire family.
- Enjoy the convenience of a renovated modern and sleek family bathroom with a bathtub, shower, toilet and vanity.
- Separate laundry with an additional toilet.
- Double extra length car lock up garage with remote doors.
- Fully fenced 607m² allotment.
- 3 Phase power.

Located just a short stroll away from local schools, shops, parks, cafes, and city transport, this home offers the perfect balance of tranquility and convenience. *Building & pest report available for viewing to interested buyers* Embrace the extraordinary lifestyle this home offers - contact us today and secure your place in this unique Albany Creek haven!

Approximate fees:

- Approximate Rates \$534 per quarter.
- Approximate Water \$426 per quarter.
- Approximate Electricity \$550 per quarter.
- Rent Appraisal \$690-\$740 per week

Approximate Distances:

- All Saints Parish, 400m
- Bus Stop, 450m
- Albany Creek Leisure Centre, 1.2km
- Coles, 1.5km - Woolworths, 1.6km
- Albany Hills State School, 1.7km
- Albany State School, 1.8km
- ALDI, 1.9km
- Albany State High School, 1.9km
- Brisbane CBD, 16.8km
- Brisbane Airport, 20.7km