

# 5 Kosta Place, Albany Creek, Qld 4035



## House For Sale

Thursday, 15 February 2024

5 Kosta Place, Albany Creek, Qld 4035

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 800 m2**

**Type: House**



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**\$1,075,000**

Nestled in a quiet, family friendly estate this lowset property is set on an 800sqm block surrounded by manicured gardens. If space, comfort and privacy is what you have been looking for you won't want to miss out on 5 Kosta Place, Albany Creek. Property Features: • Open plan family living/dining adjoined to the kitchen and opening onto the enclosed entertainment area to provide that indoor/outdoor flow. • Generously sized kitchen with an abundance of bench space and cupboards, Miele dishwasher, Ariston oven, electric cooktop, double fridge space and breakfast bar. • Daikin ducted air conditioning for year round comfort. • Spacious carpeted formal living and dining room providing that perfect separation for families. • Expansive fully enclosed and covered entertainment area is perfect for those family gatherings. Equipped with outdoor kitchen comprising of built in BBQ, sink and bar fridge, ceiling fan for added comfort and stacker door opening up to the backyard to watch the kids play. • Master bedroom with ceiling fan, ensuite and walk in robe. The addition of the glass sliding door allows for laying in bed on the weekends and looking out over the backyard. • Ensuite with large shower, vanity and toilet. • Bedroom 2, 3 & 4 all offer built in wardrobes. • Family bathroom offers a shower, large vanity, bathtub and separate toilet and powder room. • Study located at the front of the home is perfect for that home office or utilise as a 5th bedroom. • Separate laundry with bench space and direct access to outside. • Double automatic garage with insulated door, 2 built in storage cupboards, EV charger and internal access. • 10kW Solar system. • Solar hot water. • Private fully fenced yard with manicured gardens and garden shed. • Front yard provides additional space for parking your boat, caravan or trailer. Approximate Rates: • Rates \$580.96 Per Quarter • Electricity \$112.56 Per Month • Water \$375.61 Per Quarter \*\* Building and Pest report and rental appraisal is available to interested buyers. Approximate Distances: • Goodstart Early Learning, 750m • Albany Hills State School, 1.1km • Albany Hills Radius Medical Centre, 1.3km • Albany Creek State High School, 2km • Albany Creek Village, 2.4km • Albany Creek Leisure Centre, 2.6km • Prince Charles Hospital, 8.6km • Westfield Chermside Shopping Centre, 8.7km • Brisbane CBD, 16.3km • Brisbane Domestic/International Airport, 22.5km 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. \*\*\*All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.