

# 6 Edwards Drive, Albany Creek, Qld 4035

## House For Sale

Wednesday, 24 April 2024



6 Edwards Drive, Albany Creek, Qld 4035

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 750 m2**

**Type: House**



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## Offers over \$980,000

Nestled in the desirable Albany Forest Estate, this stunning 4 bedroom, 2 bathroom residence at 6 Edwards Drive offers a blend of modern living and serene surroundings. Boasting a range of features and upgrades, this home is perfect for families seeking comfort and style. Upon entry you're greeted by a grand feature filled interior that includes a spacious air-conditioned formal lounge, open plan living, dining and a contemporary kitchen with stone benchtops. The kitchen seamlessly flows creating a central hub for everyday living and entertaining. The outdoor space is a highlight featuring a vast private covered area that's tailor-made for hosting gatherings of all sizes. Elevated for privacy and cool breezes, it provides a picturesque view of the leafy surroundings. Property Features: • The heart of the home is the modernised kitchen featuring sleek stone benchtops, ample cabinetry and top of the line appliances including a Smeg dishwasher, new Electrolux rangehood, oven and ceramic cooktop (installed in 2022). The kitchen overlooks a spacious family meals area and living room. • A separate spacious air conditioned formal lounge with wooden flooring and curtains. • The master bedroom is a private retreat, complete with double built in cupboards, a ceiling fan light, air conditioning for year round comfort, carpeting with roller blinds and curtains and a new ensuite. • The ensuite has been newly renovated in 2023 and includes a spacious shower with a rainfall showerhead, a convenient shower niche, a floating vanity and floor to ceiling tiles. • 2 Bedrooms are generously sized, air conditioned, built in cupboards and carpets. • Bedroom 4, located downstairs with a ceiling fan, curtains and engineered flooring. • Family bathroom renovated in 2023 for a fresh and contemporary look. Including a spacious walk in shower, double vanity and toilet. • Outdoor living is a delight with a covered entertaining area that's perfect for hosting large gatherings or simply enjoying alfresco dining. The elevated position ensures privacy, cooling breezes and a serene leafy outlook. • The fully fenced 750m<sup>2</sup> allotment includes a garden shed for extra storage and new Colorbond fencing installed in 2023 for added security and appeal. • A linen cupboard upstairs provides additional storage convenience. • A double lock up garage with automatic doors for convenience and direct access into the home. • To the right of the property is ability to create some side access. • A renovated internal laundry with washer and dryer space, ample cupboard space and a separate toilet. With external access to the backyard and washing line. Additional Features: • Sungrow Solar system for energy efficiency, 19 Solar Panels, 6.6kw. • A garden shed for extra storage. • Roof restoration, painting and gutter replacement completed in 2020. • Conveniently located just moments away from local schools, shops, parks, Bunya State Forest and city transport, this property offers a lifestyle of comfort and convenience for the whole family. Walk to Woolworths at the Albany Creek Central. Approximate Rates: • Water \$489 Per Quarter • Electricity \$104 Per Quarter • Rates \$571.63 Per Quarter \*Rental appraisal and Building and Pest report available to interested buyers \*Don't miss this opportunity to own a beautifully presented home in one of Albany Creeks most sought after areas. Contact us today to arrange an inspection! \*\*\*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. [View this property on Realestate.com.au](#)