

# 7/21 Chapman Court, Albany Creek, Qld 4035

## Unit For Sale

Tuesday, 23 April 2024

7/21 Chapman Court, Albany Creek, Qld 4035

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 82 m2**

**Type: Unit**



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## Offers over \$499,000

Don't miss out on this rare opportunity to secure this stand-alone villa which presents a prime opportunity for renovators to not only secure a comfortable home but also add significant value through thoughtful renovations. Boasting two generously sized bedrooms, a two-way bathroom, and an open-plan living area, this residence is ripe for transformation. Step into the welcoming ambiance of the separate air-conditioned living and dining area, perfectly complemented by a tidy kitchen offering a functional layout. Outside, discover a private rear courtyard complete with a large undercover entertaining area, providing the perfect canvas for creative enhancements. Whether it's landscaping, decking, or a fresh coat of paint, the courtyard invites the vision of the renovator to elevate its appeal. Full security measures ensure peace of mind, while a remote lock-up garage with internal access adds further convenience. Positioned at opposite ends of the villa, both bedrooms feature built-in wardrobes, ceiling fans and oversized windows, inviting natural light to accentuate their potential. The master bedroom offers direct access to the two-way bathroom, presenting an opportunity for modern updates and stylish renovations to enhance functionality and aesthetics. With a separate toilet nearby and ample storage provided by a generous linen cupboard in the dedicated laundry, this home offers a solid foundation for renovation enthusiasts to unlock its full potential and create a personalised haven that combines comfort, style, and value. Features you'll love: - Spacious lowset stand alone villa – no common wall between neighbours - Ideal for renovators looking to add value - Open plan living and dining area with air conditioning - Neat and tidy kitchen with ample storage - Two spacious bedrooms with built-in robes and ceiling fans - Two-way bathroom with separate toilet for convenience - Private rear courtyard with large undercover entertaining area - Single lockup garage - Separate off street parking spot exclusive to villa - Small complex with only 18 villas - Low body corporate – approx. \$2047 per year Location: - 250m to Wolter Park - 1km to Aldi Shopping Centre - 1.3km to Albany Creek State School - 1.7km to Albany Creek Village for your local Coles - 1.8km to Albany Creek Tavern - 2.7km to Albany Creek Leisure Centre - 3.2km to Eatons Hill Hotel - 3.4km to Albany Creek State High School - 8.4km to Westfield Chermside Shopping Centre - 19km to Brisbane CBD This is your chance to embrace effortless lowset living in a highly desirable location, contact the Catherine White Team on 0421 001 465 for more information!