

# 76/30 Creekside Terrace, Albany Creek, Qld 4035



## Sold Townhouse

Friday, 25 August 2023

76/30 Creekside Terrace, Albany Creek, Qld 4035

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Cara Bergmann  
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**\$600,000**

Nestled within the heart of Albany Creek, this modern gem completed in 2022 offers an exquisite living experience. Embraced by local boutiques, charming cafés and essential amenities, this expansive 3 bedroom townhouse is an ideal choice for those seeking to downsize, first time homebuyers or investors aiming to seize the burgeoning opportunities within the thriving Albany Creek market. This one has low body corporate fees at approximately \$450 per quarter. Cara Bergmann Properties takes immense pride in introducing the stunning 76/30 Creekside Terrace, Albany Creek. Property Features: The capacious open plan living, dining and kitchen area is enhanced by Carrier split air conditioning, elegant tiled flooring and a soothing ceiling fan. Seamless transition through sliding doors leads to an inviting undercover entertainment space and a low maintenance courtyard. The well appointed kitchen boasts a new Westinghouse 4 burner ceramic cooktop, Stainless Steel Chef Oven, Stainless Steel Dishlex dishwasher, rangehood, pantry, stone benchtops and an abundance of cupboard storage. Ascend the staircase to the second level where timber flooring graces the bedrooms and hallway, creating a warm and timeless ambiance. The airy master bedroom is adorned with ample wardrobe space, Carrier split air conditioning, a ceiling fan, roller blinds and an ensuite featuring a shower, vanity and toilet. Bedroom two offers generous proportions, complete with a wardrobe, ceiling fan and roller blinds. A spacious third bedroom impresses with its size, wardrobe, ceiling fan, roller blinds and the added luxury of a balcony for the perfect sunset. The family bathroom including a shower, bathtub, vanity and a separate toilet for convenience. A spacious internal laundry coupled with an attached powder room, extends to the courtyard, featuring a washing line and additional storage space. Secure parking is provided by a large single automated lock up garage. The expansive entertainment area harmonizes with the low maintenance garden, perfect for relaxation and gatherings. Extra Features: Diamond grille security, coupled with flyscreens on windows and doors ensures peace of mind. Aqua Max Water Heating System for consistent hot water supply. NBN Steel-Line automatic single garage. Ample hallway linen and cupboard storage. Discover added storage beneath the stairs. Direct access from the front of the complex. Elegance, functionality, and modernity converge seamlessly in this remarkable townhouse, presenting an unparalleled living experience in the heart of Albany Creek. Approximate Fees: Rates: \$521.00 Per Quarter Water: \$353.68 Per Quarter Electricity: \$228.00 Per Quarter Last Body Corporate Notice: \$450 Per Quarter Rental appraisal \$570 - \$620 per week. This property is vacant and is move-in ready. Contact Cara Bergmann Properties today to arrange an inspection and make this stunning property yours! Approximate distances: Albany Creek Village - 1.0km Goodstart Early learning Albany Creek - 2.1km Albany Hills State School - 3.3km Albany Hills Radius Medical Centre - 3.0km Albany Creek State High School - 4.0km Albany Creek Leisure Centre - 3.4km Westfield Chermside Shopping Centre - 9.6km The Prince Charles/Holy Spirit Hospitals - 9.8km Brisbane CBD - 18.0km Brisbane Domestic/International Airports - 18.0km Suburb Information: A popular North Brisbane suburb, Albany Creek is within a half-hour drive from Brisbane CBD is a highly sought-after destination for families. There are 2 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 & Holy Spirit hospitals, Westfield Chermside Shopping Centre and Brisbane CBD.