

# 17 Folkstone Avenue, Albany Creek, Qld 4035



## House For Sale

Monday, 8 July 2024

17 Folkstone Avenue, Albany Creek, Qld 4035

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 621 m2**

**Type: House**



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## Offers Over \$949,000

Experience the perfect blend of comfort and style in this beautifully refurbished two-story home. Offering an array of modern features, this residence is perfect for families and entertainers alike. With parklands and bike tracks right at your doorstep, this exceptional home in the tranquil surroundings of Albany Creek is a true gem. Additionally, enjoy the convenience of being within walking distance to 4 local schools such as All Saints Parish, Albany Hills State School, Albany Creek State School and Albany Creek State High School. Property Features: • Modern kitchen, is sleek and contemporary, equipped with a tiled splashback, electric stovetop, rangehood, stainless steel oven, double sink and a stainless steel Westinghouse dishwasher. The kitchen offers plenty of bench space for meal preparation, abundant storage, and recently renovated cupboards. • The dining and lounge areas seamlessly flow out to the covered entertainment deck, perfect for hosting family and guests. • Cosy front balcony is a quiet place to enjoy your morning coffee or watch the kids in the pool. • Outdoor living spaces to Enjoy the hot summer months lounging on the deck by the aboveground pool. Whether working on your tan or peacefully reading a book under the shade sail, you can dip your feet in the pool and relax. Alternatively, enjoy the flat grassed backyard to kick the ball with your children. • The master bedroom is generously sized with hybrid flooring, a ceiling fan, blinds and built-in wardrobes. • Renovated family bathroom, is modern and stylish, featuring floor-to-ceiling tiles in a neutral tone, a shower over bath, basin and separate toilet. • Ducted air conditioning on the upper level for year-round comfort. Controlled with a digital tablet or use on a app via your phone, allowing you to temperature control each room. • Versatile downstairs space, a multipurpose room complete with a bathroom and kitchenette. This area offers potential for dual living or a home office space. This space has a brand new split-system aircon. • Double lock-up garage along with a carport, ideal for extra vehicles or a boat. • Expansive entertainment deck, a 2.7m x 11.2m covered deck overlooking the fully fenced, flat backyard, perfect for pets and children to play. • Aboveground pool, surrounded by timber decking, tropical landscaping and shade sails. • New hybrid flooring, durable and stylish flooring throughout the home. • Brand new 10KW solar system, bringing the cost of electricity bills down significantly. Approximate fees: • Approximate Rates \$500 per quarter. • Approximate Water \$450 per quarter. • Approximate Electricity \$190 per quarter. Approximate Distances: • All Saints Parish, 800m • Bus Stop, 450m • Albany Creek Leisure Centre, 900m • Coles, 1.6km • Woolworths, 1.6km • Albany Hills State School, 1.7km • ALDI, 1.9km • Albany State High School, 1.9km • Brisbane CBD, 16.8km • Brisbane Airport, 20.7km Suburb Information: A popular North Brisbane suburb, Albany Creek is about a half-hour drive from Brisbane CBD and is a highly sought after destination for families. There are 3 primary schools in the area, a renowned high school and 5 childcare centres to accompany this. Conveniently access the 24 hour emergency vet for your loved pets. 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 Hospital, Westfield Chermide 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.