

22 Moogerah Court, Albany Creek, Qld 4035

House For Sale

Tuesday, 2 July 2024



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Bedrooms: 5

Bathrooms: 3

Parkings: 5

Area: 1740 m2

Type: House



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Offers over \$1,890,000

Discover the epitome of modern elegance and bespoke living at 22 Moogerah Court, Albany Creek. Built in 2016 this unique residence offers a grand architectural design with multiple living spaces, perfect for entertainers and families alike. Nestled at the end of a cul-de-sac on a sprawling 1740m² allotment, this home is surrounded by lush greenery visible from every window, blending indoor and outdoor living seamlessly. This home is more than just a place to live, it's a lifestyle choice. The cleverly designed and functional floor plan is coupled with opulent finishes, making it a standout choice for the most discerning buyers. Set amongst nature, this home embraces its bushland setting, providing a serene and private retreat while being close to all the amenities Albany Creek has to offer. The exclusive position in a secluded cul-de-sac adds to its allure, making it one of the most sought-after properties in the area. Key Features:

- Step through the large grand door into a magnificent entrance hall with tall ceilings and multiple living spaces.
- The light filled open plan kitchen, living and dining area boasts floor-to-ceiling windows with 3.8m ceilings, creating an airy and spacious ambiance.
- The kitchen seamlessly connects to open plan living spaces that flow onto the entertainers' area. The kitchen features a vast stone island bench, AEG appliances, gas cooktop, built-in microwave, rangehood and a large window splashback overlooking the picturesque garden with fruit trees and herb garden. Included is a double fridge space, ample cupboard space and a walk-in butlers pantry with an additional freezer space.
- Sliding doors on both sides of the open plan living area lead to a courtyard on one side and an undercover entertainment area with a built in BBQ overlooking the inground pool on the other.
- The outdoor entertainment includes a built in BBQ with a custom rangehood, outdoor sink, wok burner connection overlooking the inground pool. With dimmer lights and outdoor fans.
- Enjoy the generous 1740sqm block with beautifully landscaped gardens, fully fenced front and backyard, a cubby house and an inground saltwater and chlorine pool with water feature.
- Enjoy the peach blossom trees that bloom over the cubby house.
- Five bedrooms including a master suite with a walk in robe, roller blinds and a luxurious ensuite with a spacious bath, double shower, double sink vanity and separate toilet.
- Additional bedrooms are generously sized with carpets, blinds and built in cupboards.
- The main bathroom includes a bath, shower, vanity and separate toilet.
- A home office or granny flat with hot water connections and a kitchenette.
- Inside, a spacious media room with a projector system and a sliding door to the entertainment area awaits your movie nights and gatherings.
- Additionally, the home features an attic with ample space to store your Christmas decorations, boxes, archives and more.
- Intercom for the home from the front gate with connection from the kitchen, upstairs and the office/granny flat.
- A separate laundry with abundant storage.
- Ducted air conditioning throughout the home.
- One driveway leads to the 2 car automatic garage, with an additional 2 car shed (powered) at the back of the property and an open space.
- This property is also eco-friendly equipped with a 20,000L water tank, a 5000L water tank and a solar system with 27 panels.

Nestled next to the picturesque Bunyaville Conservation Park and Bunya Crossing Reserve, this exceptional home offers a unique blend of modern luxury and natural beauty. With walking and biking tracks right at your doorstep, you'll enjoy breathtaking views and a serene environment every day. Nature enthusiasts will delight in the abundant flora and fauna, including vibrant cockatoos and a variety of birdwatching opportunities. Contact us today to arrange a viewing of 22 Moogerah Court, Albany Creek and experience the elegance and grandeur for yourself. This home is not just a residence, it's a lifestyle statement. Immerse yourself in luxury, comfort and convenience. School Catchments:

- Prep - Year 6: Albany Creek State School
- Year 7 - Year 12: Albany Creek State High School

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 Chermerside 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.