

24/111 Leitchs Road South, Albany Creek, Qld 4035



House For Sale

Sunday, 23 June 2024

24/111 Leitchs Road South, Albany Creek, Qld 4035

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 147 m2

Type: House



Cara Bergmann
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Offers Over \$699,999

Discover your new home at 24/111 Leitchs Road South, Albany Creek where modern living meets tranquil surroundings. This townhouse is definitely the best in the complex, this impeccably designed 3 bedroom boasts a premium finish and a prime location nestled against a lush green backdrop. Step into spacious open plan living complete with air conditioning and a charming fireplace that adds warmth and character. The kitchen features sleek stone benchtops, plumbing for the LG fridge, top tier appliances including a Bosch oven and LG dishwasher and stylish subway tile splashbacks. A large pantry and ample storage options ensure practicality meets elegance. The master bedroom offers a serene retreat with air conditioning, a perfectly designed walk-through robe to the ensuite and views overlooking leafy surrounds. Bedrooms two and three are equally inviting each equipped with built-in wardrobes and ceiling fans. Outside a private courtyard awaits, perfect for entertaining or letting kids and pets play freely. Enjoy the convenience of a single lock up garage with automated door, additional parking and a fully fenced backyard for added security. Situated in a well maintained complex, you'll appreciate the proximity to parklands and the Albany Creek Dog Park just opposite and John Leitch Memorial Park within walking distance. With thoughtful touches throughout and a seamless blend of comfort and style this home is not to be missed. Features:

- Open plan living and dining with air conditioning, ceiling fan and fireplace
- Modern kitchen with stone benchtops and premium appliances and induction cooktop
- Master bedroom with air conditioning, ceiling fan, ensuite and walk through robe
- Bedrooms two and three with built in wardrobes, air conditioning and ceiling fans
- Separate laundry with powder room
- Undercover entertainment area overlooking parkland
- Fully fenced backyard with access from the side and a back gate to the bushland
- Single lock up garage plus additional undercover parking
- High quality vinyl flooring upstairs and thoughtful finishes throughout
- Solar system, 6.6kw with a 5kw inverter
- Hot water timer, connected to the solar system
- 2.5 gigabit ethernet in living area, kitchen and one of the bedrooms

*** Building and Pest Report Available to Interested Buyers

Approximate Fees:

- Water \$300 Per Quarter
- Electricity \$0 Per Quarter (consistently \$0 for the past 4 years, since installing solar)
- Rates \$450 Per Quarter
- Rent appraisal \$650-\$680 per week.

Approximate Body Corporate Rates:

- Amount in Sinking Fund \$188,072.96 as of 17 June 2024
- Administration Fund \$538.47 Per Quarter
- Sinking Fund Contributions \$242.46 Per Quarter

Approximate Distances:

- John Leitch Memorial Park, 350m
- Albany Creek Aldi, 1.4km
- Albany Creek State School, 1.6km
- Albany Creek Village, 1.9km
- Albany Hills State School, 3.1km
- Albany Creek State High School, 3.1km
- Westfield Chermside Shopping Centre, 8.3km
- The Prince Charles/Holy Spirit Hospitals, 9.0km
- Brisbane Domestic/International Airports, 17km
- Brisbane CBD, 18km

Don't miss out on this fantastic opportunity to own a beautiful family home in Albany Creek! Contact us today to arrange a viewing.***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.