

# 3 Chisholm Court, Albany Creek, QLD, 4035



## House For Sale

Thursday, 1 August 2024

3 Chisholm Court, Albany Creek, QLD, 4035

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## Beautiful Lowset Family Home with Pool

Welcome to 3 Chisholm Court, Albany Creek a perfect family oasis presented by Cara Bergmann Properties. This beautifully maintained home is set on a spacious 800sqm block and is ready for a new family to create lasting memories. Offering a blend of comfort, style and convenience, this property is ideally located close to essential amenities making it the ultimate family haven.

As you step inside, you'll immediately feel the warmth and inviting ambiance that this home exudes. With thoughtfully designed living spaces, a recently renovated kitchen and a stunning outdoor entertainment area, every detail has been carefully considered to provide a superior living experience. Whether you're relaxing by the pool, hosting friends in the Balinese hut or enjoying family meals in the open plan dining area, this home promises endless moments of joy and relaxation.

### Property Features:

- Situated on a generous 800sqm block with ample space for outdoor activities.
- This well cared for home is primed for a new family to enjoy and is ready to move in.
- Walking distance to a pathway leading directly to public transport with routes to the CBD, Padua College and Mt Alvernia College. Close to shops, schools, parks and public transport, offering an ideal lifestyle for families.
- Enter the home and enjoy the generously sized carpeted living room with large, double roller blinds, double-glazed windows allowing for natural light and privacy.
- The renovated kitchen features a neutral colour palette with subway tiles, Caesarstone benchtops, soft close cabinetry and high quality appliances, including a dishwasher.
- The kitchen and dining area flow seamlessly into a second living room, currently used as a pool room with plantation shutters. Sliding doors provide easy access to the expansive undercover entertainment area, grassed backyard and pool.
- Enjoy family gatherings or entertain friends while taking a dip in the pool or relaxing in the Balinese hut.
- Spacious master bedroom is carpeted with a walk-in wardrobe, blackout blinds and ensuite.
- The main bathroom includes a bath, vanity, shower and separate toilet.
- Bedrooms two, three and four are generously sized with built-in cupboards.
- A versatile space off the kitchen perfect for a study or teenager retreat area with direct backyard access.

### Additional Features:

- Internal laundry with a wash basin, storage and access to the washing line.
- Crimsafe screens.
- Plantation shutters in the living room (Pool room) and bedrooms.
- Roller blinds throughout and new Coastal Blackbutt floating floorboards.
- Inground pool featuring water fountains for added ambiance.
- Includes a carport with side access, a double lock-up garage and a garden shed for additional storage.

With multiple living areas, this home provides ample space for each family member to enjoy their privacy. The thoughtfully designed floor plan, modern amenities and inviting outdoor spaces make 3 Chisholm Court the ideal place to call home.

\*Rental appraisal are available.

### Approximate rates:

- Electricity \$615 per quarter
- Water \$350 per quarter
- Rates \$585 per quarter

Don't miss out on the opportunity to make this gorgeous property your own.

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 Chermside Shopping Centre and Brisbane CBD.

Contact Cara Bergmann Properties to schedule a viewing and make 3 Chisholm Court your families new home.

\*\*\*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.