

3 Coogee Place, Albany Creek, Qld 4035

House For Sale

Tuesday, 2 July 2024



3 Coogee Place, Albany Creek, Qld 4035

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 800 m2

Type: House



Wes McGregor
0410313828



Hamilton McGregor
0410413688

Best Offer over \$1,029,000

Discover your ideal family retreat nestled in a tranquil cul-de-sac, boasting a recently modernised interior and an elevated, breezy location. This home features a family-friendly backyard with a cubby house, just perfect for children and pets to roam freely. Enjoy the convenience of being super handy to parkland and walking trails, enhancing your lifestyle with nature at your doorstep. Inside, the open plan casual living area seamlessly connects to the sleek spacious kitchen, ideal for family meals and entertaining. Stay comfortable year-round with ducted zoned air-conditioning and heating, with the benefit of solar electricity, ensuring energy efficiency and reduced utility costs. A huge covered outdoor entertainment area invites gatherings and relaxation, while the powered workshop is perfect for hobbies and storage needs. Security screens and ceiling fans throughout add peace of mind and comfort, while a custom fitted laundry and internal access to a double lock-up garage provide practicality. **FLOORPLANS AND VIRTUAL TOUR COMING SOON

Features: Modern through-out Two living areas Private setting Fully fenced back yard with cubby house & powered workshop/shed Ducted zoned air-conditioning Ceiling fans Security screens on all doors and windows Rainwater tank Solar electricity Master bedroom with walk-in wardrobe & en-suite Three additional bedrooms Family bathroom with separate toilet Double garage with internal access & automated door Large covered entertainment area Compliant smoke alarms BEST offer over \$1,029,000 with all offers to be submitted by 5pm Monday 15th July (if not sold prior)

LOCATION HIGHLIGHTS Approximately 150 metres to walking trails and parkland Approximately 350 metres to childcare, and the nearest bus stop Approximately 850 metres to Albany Creek State High School & Marketplace

SCHOOL CATCHMENT Albany Hills Primary Albany Creek State High School

TRANSPORT Walk approximately 350 metres to the nearest bus stop on Narrabeen Drive. Catch bus to Brisbane City (Route 359)

SCHOOL BUSES Private schools with bus transport from Albany Creek include Marist, Northside Christian College, Nudgee College, Grace Lutheran College, St Ritas, St Margaret's, Clayfield College, Craigslea High, Mt Alvernia, Padua, St Anthony's & Genesis Christian College.

RATES Moreton Bay City Council \$548 per quarter

INTERNET This property is connected to the NBN (HFC) according to nbnc.com.au

RENT **Rent appraisal coming soon

Disclaimer: All information contained herein including the floor plan is gathered from sources we believe to be reliable, however, we can not guarantee its accuracy and interested persons should rely on their own enquiries.