

30/259 Albany Creek Road, Bridgeman Downs, Qld 4035



House For Sale

Sunday, 30 June 2024

30/259 Albany Creek Road, Bridgeman Downs, Qld 4035

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 138 m2

Type: House



Cara Bergmann
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Offers Over \$649,000

Welcome to 30/259 Albany Creek Road in Bridgeman Downs. Nestled in the sought-after Bridgeman Greens, this low maintenance two level townhouse is perfectly positioned towards the rear of the complex, directly adjoining a park and within walking distance of the Aspley Hypermarket. The spacious layout is bathed in natural light, offering a practical and roomy design that creates a warm and inviting atmosphere. Contact Cara Bergmann Properties today to arrange your private viewing and discover the charm of this beautiful home firsthand.

Property Features:

- Upon stepping into this townhouse you'll find an open plan tiled, air conditioned living, dining and kitchen area that seamlessly flows into the private courtyard which overlooks the a prime location nestled against a lush green backdrop.
- The stylish kitchen is equipped with stainless steel appliances, including a Westinghouse oven, dishwasher and a 4 burner ceramic cooktop. It overlooks the courtyard and offers a leafy outlook to the park.
- Outside, a private courtyard awaits, perfect for entertaining or allowing children and pets to play freely. Perfectly positioned, this townhouse ideally backs onto the park.
- Moving to the upper level you'll discover three generously sized bedrooms.
- The master bedroom includes air conditioning, a new ceiling fan, a built in walk in wardrobe and private balcony. Additionally the convenience of an ensuite with a shower, vanity and toilet.
- Bedroom two features a built in wardrobe, an air conditioning unit and a ceiling fan.
- Bedroom three offers a built in wardrobe and a ceiling fan.
- The family bathroom on this level includes a shower over the bath, a vanity with storage and a toilet.
- Linen cupboard located upstairs.
- An internal laundry and a powder room downstairs.
- A secure automatic single car garage.
- Storage space underneath the stairs.
- A washing line.
- Built in 2010.

***Building and Pest report available to interested buyers

Body Corporate Fees (As per 01/05/24 to 31/07/24 Levy Contributions):

- Sinking fund balance as of 9 May 2024: \$53,879.57
- Sinking fund contributions: \$226.84 per quarter
- Admin fund: \$538 per quarter
- Insurance: \$125.58 per quarter

Approximate Fees:

- Rates: \$388.75 per quarter
- Electricity: \$553 per quarter
- Water: \$433.84 per quarter

School Catchments:

- Aspley State School (Prep - Year 6)
- Aspley State High School (Year 7 - Year 12)

Approximate Distances:

- Aspley 10 Pin Bowl: 160m
- Albany Creek Road Bus Stop: 200m
- Grow Early Education Bridgeman Downs: 400m
- Flutterbys Early Development Centre: 600m
- Aspley Hypermarket Shopping Centre: 700m
- Aspley State School: 1.8km
- Aspley Homemaker Centre: 3km
- Chermside Shopping Centre: 4.2km
- Prince Charles Hospital: 4.8km
- Brisbane CBD: 14.2km

***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.