

# 30 Lancewood Drive, Albany Creek, QLD, 4035



## House For Sale

Friday, 30 August 2024

30 Lancewood Drive, Albany Creek, QLD, 4035

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**

## Family Haven in Peaceful Enclave with Pool

Welcome to your dream home! Nestled in the highly sought after, elevated enclave of Albany Creek, this expansive double-storey brick residence offers a perfect blend of luxury, space and functionality. Positioned on a generous 819m<sup>2</sup> block this stunning family home is designed to cater to every lifestyle need, combining modern elegance with ultimate comfort.

From the moment you step through the grand double doors, you'll be greeted by a welcoming ambiance that extends throughout the home. The vast layout features multiple living areas, a contemporary kitchen and luxurious outdoor spaces. With a large inground swimming pool, a dedicated entertainment area and room for play or relaxation, this property is an entertainer's paradise and a haven for family living.

Whether you're hosting gatherings in the versatile outdoor spaces or enjoying quiet moments in the beautifully designed interiors, this home provides an exceptional living experience. The elevated position not only ensures privacy but also offers breathtaking views and a serene atmosphere.

Don't miss out on this unique opportunity to own a home that truly embodies luxury and practicality in one of Albany Creek's most desirable locations.

### Key Features:

- Walk through the grand double doors into a home that radiates warmth and sophistication.
- Enjoy a sparkling chlorine pool with a brand new pump and a captivating waterfall feature, enhanced by feature string lights and tranquil plantings.
- Covered outdoor area provide ample room for entertaining. The BBQ area is equipped with a privacy screen for year round gatherings. Overlooking the sparkling pool with water feature.
- Spacious formal lounge with an electronic fireplace which seamlessly connects to the formal dining area.
- A sizable study with a ceiling fan and charming white barn door, easily convertible to a fifth bedroom.
- Recently renovated kitchen with modern features including plantation shutters, ILIVE gas cooktop and oven, ASKO stainless steel appliances, double fridge space, walk-in pantry with lighting and an island bench with breakfast bar.
- Enjoy a generously sized lounge room with natural light, sliding door access to the outdoors, ceiling fan and air conditioning.
- Air conditioned master bedroom with two balconies offering views of Bunya Forest, a large walk-in wardrobe and a separate parents' retreat or dressing room.
- Ensuite bathroom with shower, toilet and vanity.
- All bedrooms are generously sized and feature ceiling fans and walk-in sized cupboards.
- A versatile rumpus room upstairs with a ceiling fan, ideal for relaxation or play.
- Understairs storage.
- Internal laundry with cupboard space and access to the garage and courtyard.
- Automatic car garage with extra space for a trailer or caravan on the gravel.
- External garden shed for tools, low maintenance sides of the home and a large 400 litre hot water system.
- Undercover courtyard with a washing line.

### Approximate Fees:

- Rates: \$642 Per Quarter
- Water: \$416 Per Quarter
- Rental Appraisal: \$850 - 880 Per Week

This luxurious and spacious home in an elevated location is a rare find. Act quickly to secure your dream home before it's gone! Contact us today to arrange a viewing and experience the ultimate in family living.

\*Rental appraisal and Building and Pest report available to interested buyers\*

Approximate distances:

- Albany Creek State High School, 1.9km
- Albany Hills Radius Medical Centre, 2.3km
- All Saints Parish School, 2.7km
- Little Gems Childcare & Early Learning Centre, 2.8km
- Albany Hills State School, 3.2km
- Albany Creek Leisure Centre, 1.8km
- Albany Creek Village, 2.6km
- Westfield Chermside Shopping Centre, 12km
- Prince Charles Hospital, 10km
- Brisbane CBD, 18km
- Brisbane Domestic/International Airport, 22km

Suburb information:

A popular North Brisbane suburb, Albany Creek about a half hour drive from Brisbane CBD is a highly sought after destination for families. There are 4 primary schools in the area, a renowned high school and 5 childcare centres to accompany this. 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 and Holy Spirit hospitals, Westfield Chermside 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.