

# 9 Wivenhoe Avenue, Albany Creek, Qld 4035



## Sold House

Sunday, 31 March 2024

9 Wivenhoe Avenue, Albany Creek, Qld 4035

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 735 m2

Type: House



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**\$1,198,000**

Welcome to 9 Wivenhoe Avenue, Albany Creek presented by Cara Bergmann Properties. Situated in a serene suburban street, this remarkable property boasts a spacious layout tailored for family living. This property was built in 1997 and now it's time for another family to make it their home in Albany Creek. This remarkable property boasts a splendid entertainment area, spacious multiple living areas and ample room for hosting gatherings. Featuring an open kitchen, separate formal and informal dining spaces and accommodation for three cars, this home is sure to capture your attention. Situated on 735sqm block, this four bedroom home with a study is the home you have been searching for.

Property Features:

- Positioned in a serene suburban street.
- The tiled kitchen is spacious and ready to move in, featuring a double sink, ample bench space, electric oven, rangehood, dishwasher and ceramic cooktop.
- The layout of the home provides versatility, offering numerous configuration options to suit the needs of your family.
- The property offers multiple living areas, including an open plan kitchen and dining room.
- Spacious second tiled living room that seamlessly flows onto the outdoor entertainment area and the kitchen.
- The master bedroom features plush new carpets, a walk in robe, a new ceiling fan and a renovated ensuite. The ensuite has floor to ceiling tiles and is equipped with a shower, toilet, vanity and additional mirror vanity for storage.
- Bedrooms two, three and four are situated at the back of the home and include built in robes, carpets and ceiling fans.
- The internal laundry has been renovated and features wall to ceiling tiles, bench space, cupboard storage and a sink. It also offers external access to the washing line for convenience.
- The main bathroom has been beautifully designed and renovated with floor to ceiling tiling. The bathroom includes a walk in shower, vanity, separate toilet and additional mirror vanity for storage.
- A study positioned at the front of the home with built in shelving.
- The property features ducted air conditioning throughout, including a split system with ducted aircon in the garage for added comfort.
- A neat and well presented double automatic garage offers cupboard space and a workbench, ideal for tools and toys. Additionally, there's an additional carport with an automatic panel lift door with access to the backyard.
- The outdoor area boasts a fully fenced grassed backyard, perfect for outdoor activities and entertaining.

Additional Features:

- Solar hot water, enjoy energy-efficient living with a solar hot water system installed.
- New carpets have been installed in the master bedroom, formal lounge and dining room.
- 10,000L approximate water tank.
- Garden shed.
- Insulated roof for added comfort.
- New ceiling fans.
- New insect screens throughout.
- Ezicleen Surface Protection on shower screen in bathroom and ensuite.
- New colorbond boundary fencing on one side with second side in the process of being updated.

\*Building and pest report and rental appraisal are available for viewing by interested buyers. Approximate rates:

- Electricity \$459.92 per quarter
- Water \$326.85 per quarter
- Rates \$484.48 per quarter

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

- Albany Creek State High School, 2.3km
- Woolworths Market Place, 2.3km
- Albany Creek State School, 2.6km
- All Saints Primary School, 2.6km
- Albany Hills State School, 2.9km
- Emergency 24hour vet (BVECCS), 2.9km
- Albany Creek Village Shopping Centre, 2.8km
- The Prince Charles Hospital, 10km
- Westfield Chermside Shopping Centre, 11km
- Brisbane CBD, 17km
- Brisbane Domestic/International Airport, 21km

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 9 Wivenhoe Avenue 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.