

ID:21133335/38 Creekside Terrace, Albany Creek, Qld 4035



Townhouse For Sale

Wednesday, 22 May 2024

ID:21133335/38 Creekside Terrace, Albany Creek, Qld 4035

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 186 m2

Type: Townhouse



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Over \$810,000

This near-new high-quality townhouse is located in "Bella Nove II" – a boutique-style complex nestled beside the South Pine River. Whether you're an owner-occupier or investor, this property offers ample space for families and is surrounded by convenient amenities like shops, schools, and transportation options just a short walk away. Step into a world of sophistication with a designer façade featuring a striking dark colour palette. The exterior is complemented by meticulously maintained gardens, creating a picturesque setting throughout the common areas. Residents have the privilege of cooling off in a 10x4m swimming pool and unwinding in the BBQ area, complete with ample seating, a stunning granite table, and a commercial-grade stainless steel BBQ. Property features: 2.7m (9ft) Ceiling heights to the ground level plus high ceilings also to the upper level. Gourmet kitchen with 40mm stone benchtops, quality fittings and appliances. Open-plan living and dining area with elegant tiled flooring and a soothing ceiling fan. Fully Ducted Zoned Air-conditioning provides comfort throughout the year. Tiled alfresco entertaining with spacious low-maintenance landscaped courtyards. Master with luxe ensuite, walk-in robes and Sizable balcony with open view. Three large-sized bedrooms with built-in Wardrobe, ceiling fan and downlights. Family bathroom with separate bath and shower. Internal laundries with Ample storage including generous under stair space. Enhanced security with screens on both lower and upper levels. Double Locked-up garage connected to residence plus additional storage space. Well maintained communal spaces with established gardens, a shared swimming pool and a BBQ area. Approximate Rates: • Water \$350 Per Quarter • Rates \$162 Per Quarter • Rental Appraisal \$750-785 per week. The current tenants will move out in June 2024. • Body Corporate Fees \$862.4 Per Quarter (Admin and Sinking Fund) • Body Corporate Insurance \$184.31 Per Quarter. 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. Bella Nove's proximity to a number of major health precincts including: • the North West Private Hospital - 7.7 km • the Prince Charles Hospital - 10km • Royal Brisbane and Women's Hospital - 17km. Furthermore, Bella Nove is well-serviced by both public and private education. Schools within the area are: • Little Gems Child Care & Early Learning Centre - 3.1km • Albany Creek State School - 1.5 km • All Saints Parish Primary School - 2 km • Albany Creek State High School - 3.1 km • Northside Christian College - 7.6 km • Prince of Peace Lutheran College - 7.8 km. Local retails: • Albany Creek Village - 1.1 km • Albany Creek Central - 2.9 km • Westfield Chermside - 8.9 km • Aspley Hypermarket Shopping Centre - 6.1 km. Don't miss the chance to make this unmatched townhouse your own. Call us for inspection details today. Seize this opportunity to experience the comfort, style, and easy living that this home has to offer. Your dream home awaits! Connor JT Property has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaims all liability with respect to any errors, omissions, inaccuracies or misstatements contained. Prospective tenants should make their own inquiries to verify the information contained in this advertisement. (Listing ID: 21133335)