

**3/30 Creekside Terrace, Albany Creek, QLD, 4035**



**Townhouse For Sale**

Tuesday, 1 October 2024

3/30 Creekside Terrace, Albany Creek, QLD, 4035

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**

## LOW MAINTENANCE, MODERN TOWNHOUSE + GREAT INVESTMENT OPPORTUNITY

Ideally situated in a popular and peaceful complex, this 3-bedroom modern townhouse is just a short walk from Albany Creek Shopping Centre, local schools, the library and cafes. Offering a low-maintenance and highly convenient lifestyle and with a tenant in place until March 2025, this home presents a fantastic opportunity for the savvy investor.

With direct street access to your front door and a covered patio, you'll appreciate the open plan living and dining areas that flow seamlessly into the contemporary kitchen. Featuring stone benchtops, subway tile backsplash, ample cabinetry and a refined colour palette throughout the townhouse is light-filled and welcoming. Upstairs you'll find 3 bedrooms all with built in robes and ceiling fans, while two of the bedrooms are also air conditioned. The main bedroom boasts a stylish ensuite and the main bathroom is well equipped with a separate bathtub.

Additional features include security screens throughout, carpeted bedrooms and handy under stair storage.

Contact Wayne Cornell on 0410 405 031 to arrange an inspection.

### Property Features:

- \* Three bedrooms with built-in robes & ceiling fans, two bedrooms with air conditioning
- \* Three toilets
- \* Modern main bathroom with separate bath
- \* Contemporary kitchen with stone benchtops, subway tiling, ample cupboard space & modern appliances
- \* Powder room and Internal laundry
- \* Under stair storage
- \* Refined colour palette
- \* Covered patio
- \* Rear covered patio
- \* Front patio/ courtyard
- \* Open plan living and dining
- \* Security screens throughout
- \* Single garage with internal access
- \* Street front access to the property
- \* Tenants in place until March 2025

### Location:

- \* 850m to Good Shepherd Christian School
- \* 1km to bus
- \* 1.2km to Albany Creek State and 2.7km to Albany Creek High catchment schools
- \* 1.2km to Albany Creek Village shopping dining & cafes
- \* 1.9km to Albany Creek Leisure Centre
- \* 1.9km to Aldi
- \* 2.7km to Woolworths
- \* 9.1km to Westfield Chermide

### Disclaimer:

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