



17 Levant Street, Albany Creek

## Spacious Living with a Freshly Renovated Downstairs - Available Now!

Situated in a family friendly neighbourhood, this spacious home offers comfortable living, generous space and a fantastic location close to local parks, schools, shops and public transport. Set on a substantial 607m<sup>2</sup> fully fenced block, the property features a swimming pool, double lock up garage and multipurpose spaces, making it ideal for families seeking flexibility and convenience.

The downstairs area has been freshly renovated, showcasing beautiful oak timber flooring and two new air conditioning units, creating a fresh and comfortable space to enjoy. Upstairs, you'll find three bedrooms, each fitted with a ceiling fan, with air conditioning in the master bedroom. The lounge room also features air conditioning for year round comfort, complemented by dark timber flooring that adds warmth and character.

The spacious kitchen offers plenty of room for meal preparation and storage, complete with a dishwasher to make everyday living that little bit easier. With internal stairs connecting both levels, a separate laundry and two additional multipurpose rooms downstairs, there is

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**FOR RENT**  
\$850 per week

**VIEW**  
By Appointment

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.



plenty of flexibility for a home office, hobby room or additional living space.

Step outside to enjoy the fully fenced yard, large back deck and swimming pool, perfect for relaxing and making the most of Queensland's warmer months.

**Property Features:**

- Three well-sized bedrooms, all with ceiling fans
- Air conditioning to the master bedroom, upstairs lounge room and downstairs
- Freshly renovated downstairs area with oak timber flooring
- Dark timber flooring upstairs
- Spacious kitchen with dishwasher
- Two additional multipurpose rooms downstairs
- Internal staircase connecting both levels
- Separate laundry
- Swimming pool
- " Double lock up garage
- " Generous 607m<sup>2</sup> fully fenced block
- Flexible living spaces to suit a variety of needs

**Conveniently Located:**

- Approximately 400m to Tom Simpson Park and scenic walking trails
- Approximately 500m to Keong Road bus services, with direct routes to Westfield Chermside
- Approximately 1km to All Saints Primary School
- Walking distance to local shops, cafés and everyday conveniences
- Within the catchment for Albany Creek State School and Albany Creek State High School
- Close to an extensive network of parks, playgrounds and bike paths

Offering space, comfort and a convenient lifestyle in a sought after Albany Creek location, this property is one you won't want to miss!

Enquire today to arrange your inspection.

Water charges may apply.

## MORE DETAILS

Property ID 1UKMF1H  
Property Type House  
Including Ensuite  
Air Conditioning  
Toilets (2)  
Pool  
Deck  
Dishwasher  
Outdoor Entertaining  
Secure Parking  
Fully Fenced

**Whitney Allan 0438 957 799**

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Lower Floor



Upper Floor

Approx. Floor Area | Internal 227 m<sup>2</sup> | External 76 m<sup>2</sup> | Total 303 m<sup>2</sup>

Plans shown are for marketing purposes only. All dimensions are approximate and not to scale. They are subject to errors and inaccuracies and no liability will be accepted. Interested parties should make their own inquiries.