






44 Bevin Court, Albany Creek

3  2  3 

## Peaceful Creekside Living in the Heart of Albany Creek

Set in a tightly held pocket of Albany Creek, this well-appointed family home backs directly onto the Leitch Park walkway and tranquil Sandy Creek, offering a rare blend of privacy, natural outlooks and everyday convenience.

Designed for relaxed family living, the home features open plan living and dining that flows seamlessly onto an elevated rear deck, the perfect place to unwind while overlooking the park and creek. With multiple living zones, a versatile downstairs rumpus and dedicated study space, there is room for the whole family to spread out and enjoy.

### Property Features:

- 3 well-sized bedrooms (2 with timber flooring, master with carpet and direct deck access)
- Ceiling fans throughout all bedrooms
- Open plan living and dining area with seamless access to the rear deck
- Air-conditioned main living area for year-round comfort
- Large kitchen with ample storage and electric appliances
- Family bathroom located upstairs with separate toilet

### FOR RENT

Please Call

### AGENTS

Tamara Gannon

07 3263 6022

2917.30875@leaddrop.rexsoftware.com

### AGENCY

LJ Hooker Aspley | Chermside

(07) 3263 6022

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



- " Spacious downstairs rumpus area with direct backyard access
- " Built-in study/desk area —ideal for working from home
- Second bathroom located downstairs off the garage
- Large, fully fenced grassed backyard
- Pull-through carport with side access
- Double lock-up garage

**Location Information:**

Approx. 3 minutes to Albany Creek Village Shopping Centre

Approx. 5 minutes to Albany Creek State School & Albany Creek State High School

Approx. 10 minutes to Westfield Chermshire

Approx. 25 minutes to Brisbane CBD

Walking distance to parklands, walking tracks, local schools and local transport

Would you like to view this property?

Go directly to <https://aspley.ljhooker.com.au> to register to inspect.

PLEASE NOTE, if you do not register online, we cannot notify you of any time changes or cancellations to inspections.

To apply please submit an online application via 2Apply at the following website - <https://www.2apply.com.au/login>

Alternatively, you can download and print our application by visiting our website - <https://aspley.ljhooker.com.au/renting/tenancy-application-form>

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

**MORE DETAILS**

Property ID	3BZQF1R
Property Type	House
Including	Air Conditioning Balcony Built-in-Robes Secure Parking Fully Fenced

**Tamara Gannon 07 3263 6022**  
| 2917.30875@leaddrop.rexsoftware.com

**LJ Hooker Aspley | Chermshire (07) 3263 6022**  
1359 Gympie Road, ASPLEY QLD 4034  
[aspley.ljhooker.com.au](http://aspley.ljhooker.com.au) | [aspley@ljhooker.com.au](mailto:aspley@ljhooker.com.au)

