

## Albany Creek, 1 Folkstone Avenue

### SENSATIONAL FAMILY HOME WITH DUAL LIVING POTENTIAL + SIDE ACCESS + SOLAR

Located in the heart of Albany Creek and within walking distance to local schools, this spacious highset family home offers incredible dual-living potential. Filled with natural light and boasting hardwood floors throughout, the open-plan living and dining areas are air-conditioned, connecting seamlessly to a modern kitchen complete with a wall oven, dual sink, dishwasher, and generous storage.

Each bedroom is air-conditioned and features built-in robes and ceiling fans providing year-round comfort, while the family bathroom provides a separate bathtub for added convenience.

Downstairs, a large additional living room with a bar and separate bathroom is perfect for dual living arrangements. An extra multipurpose room adds flexibility, offering space for everyone to relax and unwind. Outside, a covered patio overlooks a generously sized

3

2

4

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/1TF2F1H](https://ljhooker.com.au/1TF2F1H)

**Contact**  
**Wayne Cornell**  
0410 405 031  
[wcornell.albanycreek@ljhooker.com.au](mailto:wcornell.albanycreek@ljhooker.com.au)



**Disclaimer:** 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.

**LJ Hooker Albany Creek | Warner**  
**(07) 3264 9000**

backyard, which is ideal for a game of cricket or even adding a pool and value-adding to your new home.

Additional features include solar panels, side access and downlights throughout.

Homes within the Albany Hills catchment are in high demand, so contact Wayne Cornell on 0410 405 031 to arrange your inspection today.

Property Features:

- \* 3 air-conditioned bedrooms with built-in robes and ceiling fans
- \* 2 bathrooms - upstairs & downstairs
- \* Recently painted inside
- \* Neutral palette throughout
- \* Modern kitchen with wall oven, dual sink, dishwasher & ample storage
- \* Hardwood floors
- \* Internal stairwell
- \* Air-conditioned open plan living and dining room
- \* Spacious additional living room (utility) downstairs with bar & separate bathroom, ideal for dual living
- \* Additional tiled and air-conditioned multipurpose room
- \* Solar power system
- \* Two street access with side access
- \* 706m2 block
- \* 4 car accommodation
- \* Great sized back yard, room for a pool
- \* Walk to city bus, high school and shops

Location:

- \* 230m to city bus
- \* 300m to Bleakley Park & Dog Off Leash area
- \* 500m to Woolworths
- \* 700m to Albany Hills State and 450m to Albany Creek State High (catchment) schools
- \* 750m to Albany Creek Leisure Centre
- \* 750m to Lemke Park & Skate Park
- \* 950m to All Saints Primary School
- \* 1.1km to Dawn Road cafes
- \* 1.6km to Coles & Albany Creek restaurants
- \* 1.9km to Aldi
- \* 8.3km to Westfield Chermside

Disclaimer:

"Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property."

"LJ Hooker Property Connections also offer a property management service. If you're considering renting your property, are looking to buy or would like a free review of your current portfolio, please call our main office on (07) 3264 9000."



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## More About this Property

Property ID	1TF2F1H
Property Type	House
Land Area	706 m <sup>2</sup>
Including	Air Conditioning Toilets (2) Dishwasher Built-in-Robes Solar Panels

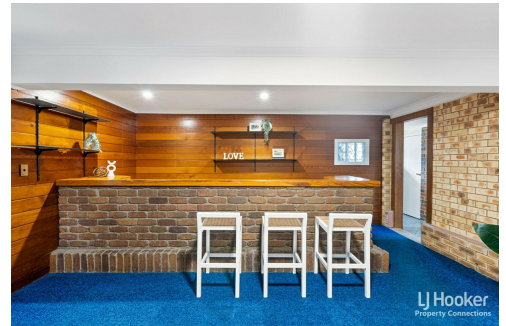
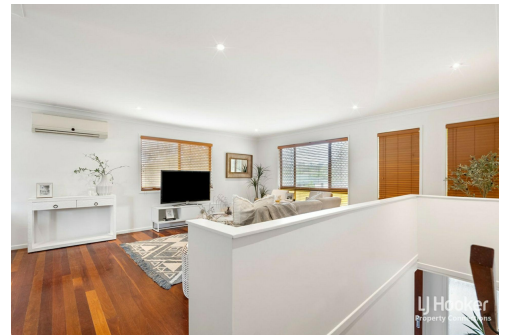
**Wayne Cornell 0410 405 031**

Sales Consultant | [wcornell.albanycreek@ljhooker.com.au](mailto:wcornell.albanycreek@ljhooker.com.au)

**LJ Hooker Albany Creek | Warner (07) 3264 9000**

Shop 5, 25 Ferguson Street, ALBANY CREEK QLD 4035

[albanycreek@ljhooker.com.au](mailto:albanycreek@ljhooker.com.au) | [albanycreek@ljhooker.com.au](mailto:albanycreek@ljhooker.com.au)



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1 Folkstone Avenue **ALBANY CREEK**

3 | 2 | 4 | 343m<sup>2</sup>

**LJ Hooker**

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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