







100 Albany Forest Drive, Albany Creek

Spacious Lowset Living with Expansive Backyard + Leafy & Convenient Location

Positioned on a generous 750m2 block, this beautifully presented four-bedroom home delivers a sought-after combination of spacious single-level living, multiple living areas and exceptional outdoor space. Move-in ready and offering excellent flexibility for families or downsizers, the property also features wide side access and an expansive backyard with plenty of room for kids and pets to run around and potential for a future pool, shed or both.

Inside, two separate living areas provide plenty of room for the household to spread out, complemented by a dining area and centrally positioned kitchen with excellent bench space, ample storage and breakfast bar seating. The generous master bedroom features a walk-in robe and private ensuite, while three additional bedrooms are serviced by the main bathroom with separate bath and shower. Neutral paintwork, ducted air-conditioning and brand-new LED downlights throughout further enhance the home's comfort and fresh presentation. Outside, a large covered patio creates an excellent space for year-round entertaining and overlooks the expansive, fully fenced backyard.

4 2 2

FOR SALE
For Sale by Negotiation

VIEW
Wed 4th Nov @ 12:00PM - 12:30PM

AGENTS
Joshua Waters
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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.

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The location is another major highlight, particularly for families, with Albany Creek State High School conveniently located on Albany Forest Drive and Albany Hills State School, All Saints Primary School and Good Shepherd Christian School all nearby. Everyday shopping is also within easy reach at Albany Creek Village and Albany Creek Central, while an excellent selection of local parks, walking and cycling tracks and public transport adds to the area's family-friendly appeal. Convenient access to major arterial roads also provides straightforward connections to Westfield Chermside, Brisbane Airport and the Brisbane CBD.

Key Highlights:
- Generous 750m2 allotment with desirable north/south orientation
- Beautifully presented and move-in ready
- Spacious single-level design ideal for families or downsizers
- Four generous bedrooms
- Master bedroom with walk-in robe and private ensuite
- Two separate living areas
- Dining area
- Centrally positioned kitchen with excellent bench space, ample storage and breakfast bar
- Ducted air conditioning and brand new LED downlights throughout
- Main bathroom with modern vanity, separate bath and shower, along with a separate toilet
- Large covered outdoor entertaining area
- Expansive, fully fenced backyard
- Wide side access to the backyard
- Plenty of space for a future swimming pool or shed
- Established, low-maintenance gardens
- Double lock-up garage
- Additional features include plenty of storage, security screens and window blinds

Vacant, beautifully presented and ready to move into immediately, this is a fantastic opportunity which won't be on the market for long. Contact Joshua Waters today to discuss this opportunity further or to arrange your inspection.

DISCLAIMER: All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate and accept no liability for errors or omissions. (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.











MORE DETAILS

Property ID	3CRSF1R
Property Type	House
Land Area	750 m2
Including	Ducted Cooling
	Dishwasher
	Built-in-Robes

Joshua Waters 0417 800 991
Business Owner, Sales Consultant and Registered Valuer |
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Whilst every attempt has been made to ensure accuracy, floor plans are representative and should be used as a guide only.

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