



LJ Hooker  
Property Connections



## Albany Creek, 17 Balswidden Street

Offers Submitted by 28th August

Step inside this feature packed home with its immaculate presentation and be blown away with all the features offered by this very liveable family home. The best part is-nothing to spend, just move in and enjoy the lifestyle and location.

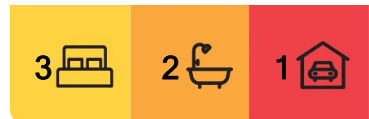
Nestled on a beautiful level block with lush landscaped yard and an outdoor deck, secure fencing for kids and dogs, it's a family paradise.

The massive party size deck is just the place to entertain family and friends on a grand scale with easy access to the kitchen. Featuring a commercial size ceiling fan, downlights with dimmer switch, insulated ceiling and decorative privacy screens.

Inside offers polished timber floors, 3 built in bedrooms ( 2 with air con & ceiling fans), a well-equipped kitchen with modern appliances. The open plan kitchen, living and dining has air con and ceiling fan and flows out to the front deck through French doors.



**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.



**For Sale**  
Contact Agent

**View**  
By Appointment

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

Downstairs you will discover an air-conditioned rumpus/utility with built in bar, air-conditioned 4th brm/utility and 2nd bathroom, just perfect for teenager retreat. This flows out through French doors to a generous covered patio area with built in BBQ

Other features of this centrally located home in the heart of Albany Creek:

- \* 6 air cons throughout home (installed in recent times)
- \* State of the art code 6 metre box and all new electrical wiring and lights throughout the home
- \* Tinting and shutters on most windows
- \* Exterior painted 3 years ago
- \* Insulated ceiling
- \* Complies with 2022 smoke alarm legislation
- \* 250 litre HWS replaced 5 years ago
- \* All concreted areas have a colour crete coating to blend with exterior colour scheme
- \* Oven & hotplate replaced 1 year ago
- \* Dishwasher replaced 2 years ago
- \* Ring security system
- \* Both front and rear decks re-oiled this year
- \* Beautiful park at the end of the street
- \* 500 metres walk to Albany Creek Primary School and All Saints Primary
- \* 1klm walk to Albany Creek High School
- \* Between 500 metres to 1klm or so walk to Albany Village Shopping Centre, eateries and public transport.

What more could you ask for? —This property will be snapped up in a heartbeat and will be a big winner with those who love to entertain. Be very quick for this one, call now!!!

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

<b>Property ID</b>	1TV7F1H
<b>Property Type</b>	House
<b>Land Area</b>	607 m2
<b>Including</b>	Air Conditioning Toilets (2) Alarm Deck Dishwasher Built-in-Robes Fully Fenced

**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**

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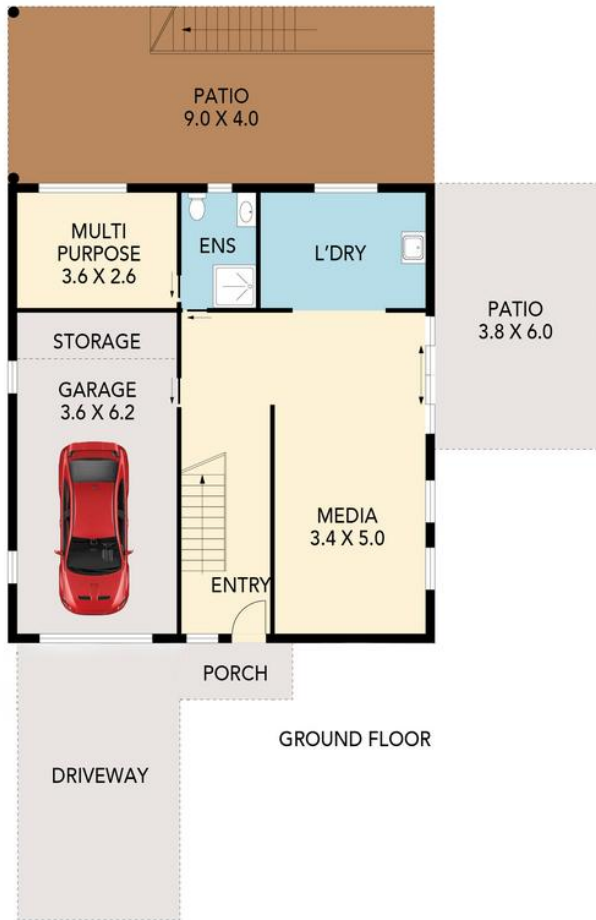
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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
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Internal 189sqm  
 External 94sqm  
 Total 283sqm



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