

Albany Creek, 2 Folkstone Avenue

Location, Location, Location!

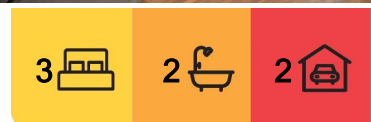
This 3-bedroom high-set home is located on a comfortable and flat 600m² block in a family friendly pocket of Albany Creek. Conveniently located in the Albany Hills and Albany Creek High School catchment areas and a short walk to Woolworths and Bleakley Dog Park, you can leave the car at home and enjoy being central to everything that Albany Creek has to offer. The City Bus stop is also a 5-minute walk from your doorstep.

Upstairs is light filled, freshly painted, and has hardwood floors easily accessible by the internal stairs. There are three bedrooms with built-ins and air conditioning, a good-sized kitchen that has updated appliances, ample storage, and bench space. A front and rear balcony is also an added bonus to the home.

Downstairs there are two multi-purpose rooms, a bathroom, internal laundry,



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

ljhooker.com.au/1T1AFIH

Contact

Wayne Cornell

0410 405 031

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LJ Hooker Albany Creek | Warner
(07) 3264 9000

and the double car garage. There are plenty of options with the lovely flat and landscaped back yard. It has a garden shed but has plenty of room for a trampoline and a pool.

This home is perfect for those looking for their first home, dual living potential or investors.

Contact Wayne Cornell on 0410 405 031 for more information.

Property Features:

- *Three generous sized bedrooms with built-ins and air conditioning
- *Hardwood floors
- *Internal stairs
- *Front and rear balcony
- *Recently painted
- *Light and airy kitchen with updated appliances and plenty of cupboard and bench space
- *Family bathroom with double vanity
- *Ceiling fans throughout
- *Two rooms downstairs used as 4th bedroom & study (Utility)
- *Internal laundry
- *Side access
- *Large backyard with landscaped gardens
- *Double car garage
- *Solar panels 1.5Kw
- *Garden shed
- *Perched on 600m²
- *Convenient central location

Location:

- *700m walk to Albany Hills and 450m walk to Albany Creek State High catchment schools
- *500 m to Woolworths Shopping Centre
- *4min walk to Bleakley Dog Park
- *8km to Westfield Chermside
- *17km to Brisbane City

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 Albany Creek | Warner 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	1T1AFIH
Property Type	House
Land Area	600 m ²
Including	Ensuite Study Air Conditioning Toilets (2) Courtyard Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Solar Panels

Wayne Cornell

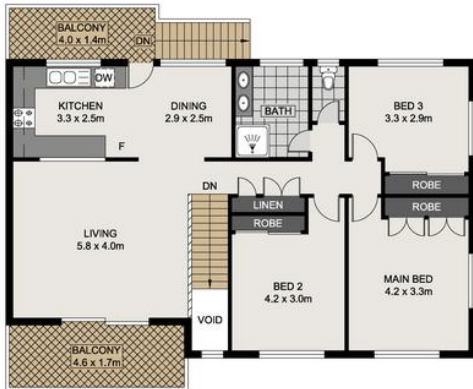
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UPPER LEVEL



LOWER LEVEL



SITE PLAN (NOT TO SCALE)



Scale in metres, indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



INT	: 136.20m ²
EXT	: 19.40m ²
SHED	: 9.00m ²
GARAGE	: 48.30m ²
TOTAL	: 212.90m ²

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