







22 Flamingo Drive, Albany Creek

FAMILY HOME WITH SPACE & FLEXIBILITY! GREAT INVESTMENT OPPORTUNITY!!

Situated in the heart of Albany Creek, positioned only a short walk to the centre of town and with City transport on your doorstep this spacious home offers an ideal entry level or investment opportunity.

The spacious interior offers a functional floorplan with huge open plan living space complete with high ceilings and air conditioning as well as additional dining space adjoining the well-appointed kitchen. Outside offers a large, covered patio area where privacy is key as well as good yard space.

Three spacious bedrooms, complete with built-ins can be found with the master offering air conditioning and private access to the two-way bathroom. The house could easily become a four bedroom with ample space in the huge living room - ideal to convert with minimal fuss. There is remote access to the double lock up garage which is complete with internal access and there is the addition of an off-street parking bay.

This property is currently tenanted with long term and impeccable

3 1 2

FOR SALE
Make an Offer!!

VIEW
Sat 7th Nov @ 9:00AM - 9:30AM

AGENTS
Wayne Cornell
0410 405 031
wcornell.albanycreek@ljhooker.com.au

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

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

tenant until the 23rd February 2027 at $630 p/week, so if you are looking for a solid investment property, this is the one for you!

This is a fantastic opportunity to get a foothold in an ever-growing market with the ability to renovate and prosper in the years to come.

Features Include;
- Three spacious bedrooms, all with built-ins, main bedroom has AC & bathroom access
- Two-way bathroom
- Air-conditioned lounge room
- New carpet & fresh paint
- Dining room
- Well-appointed kitchen
- Covered patio
- High ceilings
- Double lock up garage with remote
- Currently rented $630 a week
- Fenced 640m2 block

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."
We have taken all reasonable steps to ensure the information contained in this advertisement is accurate at the time of publication. However, we accept no responsibility & disclaim all liability for any errors, omissions, inaccuracies or misstatements. You are encouraged to attend an inspection to satisfy themselves as to the suitability of the property and to verify the information provided in this advertisement.

"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."

MORE DETAILS

Property ID	1UGAF1H
Property Type	House
Land Area	640 m2
Including	Air Conditioning Toilets (1) Outdoor Entertaining Built-in-Robes







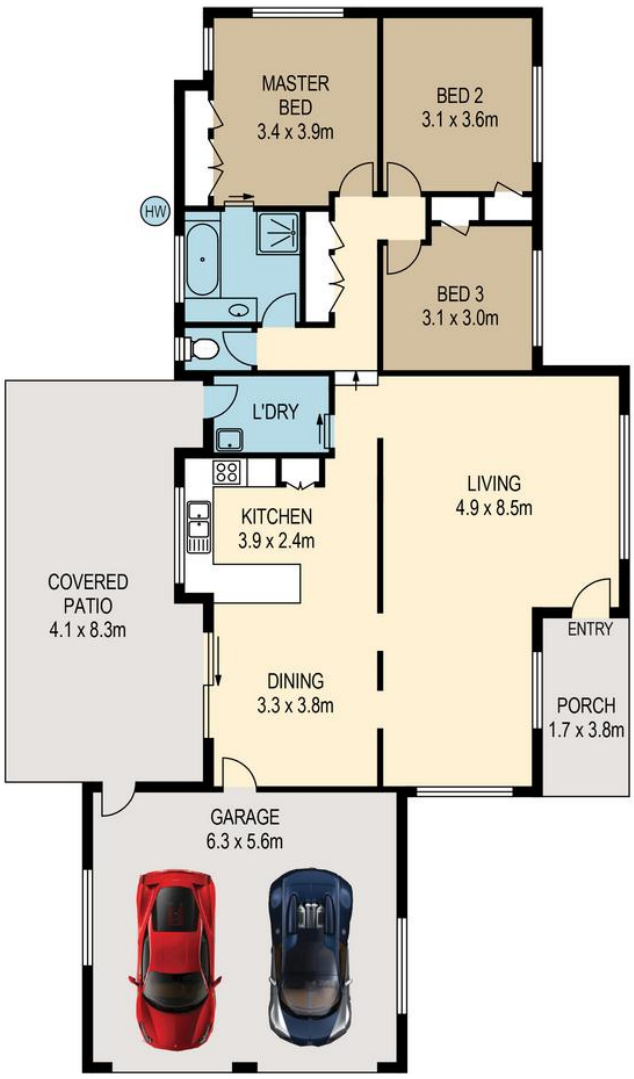




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SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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internal	external
153sqm	39sqm

22 FLAMINGO DRIVE

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