

## Albany Creek, 34 Dolcoath Street

PRIME LOCATION WITH INCREDIBLE POTENTIAL!

This lowset home features three spacious bedrooms and is ideally located in the highly sought-after and family-friendly suburb of Albany Creek. Perfectly suited for first home buyers, young families, avid investors, or keen renovators looking to sink their teeth in and capitalize on this unmissable opportunity.

While the property is in a great location, it does require some TLC to unlock its full potential. Enjoy the convenience of being within walking distance to Albany Creek State School and All Saints Primary School, with public transport just moments away.

Don't miss out on this fantastic opportunity to secure your family home in a prime location!

\*\*\* Private viewings only\*\*\*

Contact Wayne Cornell to arrange your inspection during the week on 0410 405 031.



**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/1TENF1H](http://ljhooker.com.au/1TENF1H)

**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**

### Property Features:

- \* Three spacious bedrooms
- \* Family bathroom
- \* Kitchen with plenty bench space
- \* Lounge & dining area
- \* Air conditioning
- \* Large fully fenced backyard with remote gates
- \* Solar power system
- \* Covered patio for outdoor relaxation
- \* Carport & lock-up garage
- \* Single boat shed with street access
- \* Water tank
- \* Garden shed for extra storage
- \* 718m2 block

### Location:

- \* 7 min walk to All Saints Primary School
- \* 8 min walk to bus stop
- \* 9 min walk to Albany Creek Hills and State Schools
- \* 4 min drive to Coles and Albany Creek Shopping Village
- \* 5 min drive to Albany Creek Leisure Centre
- \* 5 min drive to Lemke Park playground

### 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."

## More About this Property

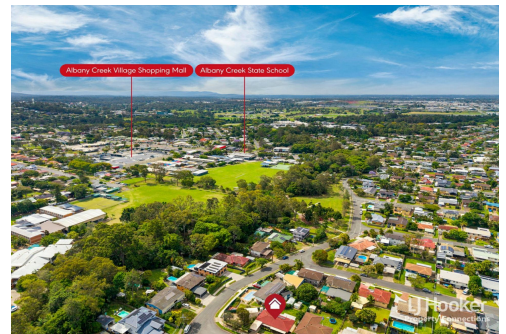
<b>Property ID</b>	1TENF1H
<b>Property Type</b>	House
<b>Land Area</b>	718 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (1) Outdoor Entertaining Built-in-Robes Water Tank

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



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34 Dolcoath Street ALBANY CREEK

3 | 1 | 2 | 200m<sup>2</sup>



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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