



## Albany Creek, 4 Levant Street

FAMILY HOME WITH SPACE & FLEXIBILITY! POOL + SOLAR + SIDE ACCESS

Positioned in a family friendly pocket of Albany Creek, this much-loved family home is ready for you to move in and make it yours! This light-filled home is perfect for those looking to enter the property market or for someone who is looking to renovate and reap the rewards.

The home has a very functional floor plan, with internal access and three good sized bedrooms upstairs. The kitchen is spacious with plenty of bench and storage space. The dining room opens out onto the covered deck, perfect for alfresco dining. A spacious living room upstairs and an additional multi-purpose room downstairs makes this home quite versatile for families needing extra space to relax and unwind.



**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.

**SOLD**

3

1

3

1

**For Sale**

Contact Agent

**View**

[ljhooker.com.au/1T3MF1H](http://ljhooker.com.au/1T3MF1H)

**Contact**

**Wayne Cornell**

0410 405 031

[wcornell.albanycreek@ljhooker.com.au](mailto:wcornell.albanycreek@ljhooker.com.au)

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

Outside you will love the sparkling inground pool where you can entertain family and friends and there is still plenty of space for the kids and dog to run and play. There is also a 1 bay shed and huge side access for your caravan or boat.

Just minutes away from childcare and the catchment schools, contact Wayne Cornell to arrange your private inspection on 0410 405 031.

Property Features:

- \*Three bedrooms
- \*Large open kitchen with ample cupboard and bench space
- \*Ceiling fans throughout
- \*Split system air conditioning
- \*Large multi-purpose room
- \*Double car garage with internal access
- \*Front verandah & rear deck
- \*1 Bay shed
- \*Great side access + room for a caravan
- \*Family sized inground pool
- \*Fully fenced
- \*5000L Water tank
- \*597m2 Corner block

Location:

- \*6 mins walk to Aldi, 15 minute walk to Coles
- \*12 mins walk to Albany Creek State School and 25 mins walk to Albany Creek State High School
- \*310m to city bus stop
- \*7 km to Westfield Chermside

The website may have filtered the property into a price bracket for functionality purposes.

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

<b>Property ID</b>	1T3MFIH
<b>Property Type</b>	House
<b>Land Area</b>	597 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (2) Pool Deck Dishwasher

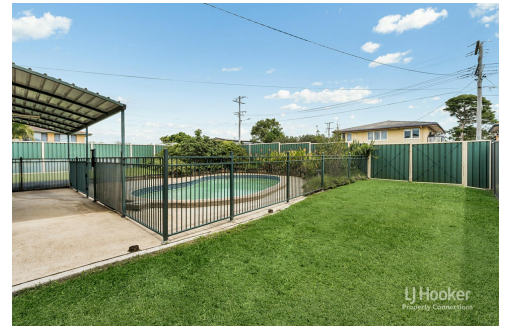
### Wayne Cornell

Sales Consultant | [wcornell.albanycreek@ljhooker.com.au](mailto:wcornell.albanycreek@ljhooker.com.au)

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

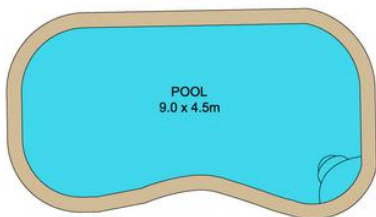
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(NOT IN ACTUAL POSITION)



0 1 2 3m

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 : 174.82m<sup>2</sup>  
 EXT : 75.61m<sup>2</sup>  
 SHED : 18.00m<sup>2</sup>  
 GARAGE : 33.70m<sup>2</sup>  
 TOTAL : 302.13m<sup>2</sup>

## 4 Levant Street, Albany Creek