



## Albany Creek, 4 Monclair Court

LOVELY FAMILY HOME, 4 BRMS + MEDIA ROOM AND A POOL

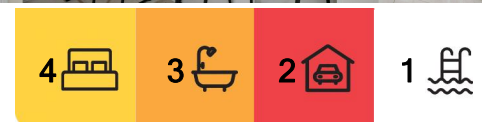
Set on a 1,036m2 block in a peaceful and private cul-de-sac, this stunning family home offers the ultimate blend of style, space, and functionality in one of Albany Creek's most desirable pockets - the Country Club Estate.

From the moment you enter, you'll be impressed by the grand foyer and the elegant formal lounge and dining spaces. The heart of the home is the beautifully renovated kitchen, designed to impress any home chef. Complete with stone benchtops, soft-close drawers, an induction cooktop, and an oversized breakfast bar, it's perfectly positioned to overlook the informal dining area, media room, and the expansive outdoor entertaining space.

Whether you're hosting a family barbecue or watching the kids splash in the sparkling inground pool, this home is built for relaxed, effortless entertaining. There's even room for a game of backyard cricket in the generous yard!



**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**  
\$1,550,000+

**View**  
By Appointment

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

Upstairs, the oversized master suite enjoys a tranquil green outlook and a renovated ensuite. Three additional bedrooms offer built-in robes, ceiling fans, and air-conditioning, ensuring comfort for the whole family.

Tucked away in a quiet street, just a short stroll to parks, reserves, and the city bus, this home delivers an unbeatable lifestyle in a family-friendly neighbourhood known for its great schools and sporting clubs.

Property Features:

- \* 4 bedrooms (3 with air conditioning and ceiling fans)
- \* Media room/ 5th bedroom/ home office
- \* Ensuite
- \* Formal and informal living (all air-conditioned)
- \* Stunning new kitchen
- \* Rear patio
- \* Sparkling inground pool
- \* Solar + battery
- \* Garden shed
- \* Private
- \* Elevated with breezes
- \* Quiet attractive cul-de-sac
- \* Short stroll to park/ reserve
- \* Comfortable walk to city bus

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

Property ID	1TS4F1H
Property Type	House
Land Area	1036 m2
Including	Ensuite Study Air Conditioning Toilets (3) Pool Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

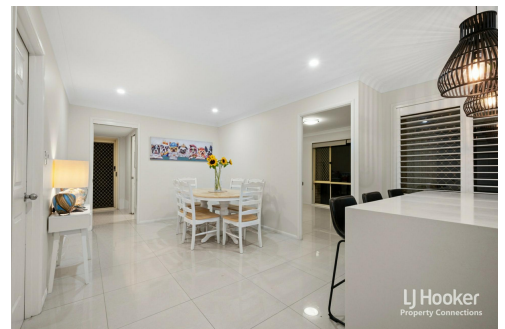
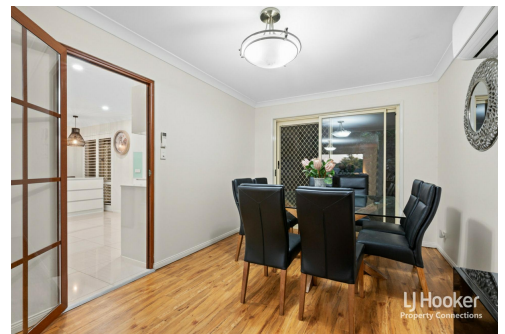
**Samantha Bonnici 0427 554 665**

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

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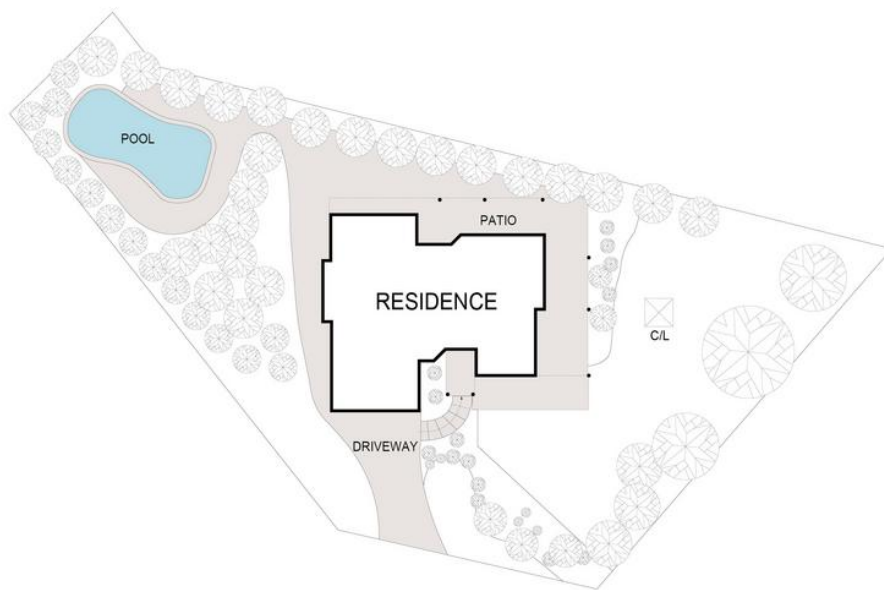
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SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
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4 MONCLAIR COURT, ALBANY CREEK