







45 Windemere Road, Albany Creek

Modern Family Living with Space, Style & Dual-Living Potential

Situated in one of Albany Creek's most sought-after streets, this impressive family home offers modern family living with renovated bathrooms and a beautifully updated kitchen, combined with an abundance of space, versatility and outdoor entertaining options.

The generously sized kitchen is the heart of the home, seamlessly opening onto the spacious family room. Extending from the living area is an impressive 12-metre-long balcony, spanning the entire length of the living space and providing the perfect setting for outdoor dining, entertaining friends or simply relaxing with the family.

Upstairs features three generous bedrooms, serviced by a stylishly renovated family bathroom. The practical layout provides plenty of space for comfortable family living.
Downstairs, you'll discover a huge family-friendly rumpus room, along with a spacious fourth bedroom complete with a walk-in robe and modern ensuite.

The versatile lower level offers excellent dual-living potential, making

3 2 2

FOR SALE
Offers over $930,000

VIEW
Sat 7th Nov @ 2:30PM - 3:00PM

AGENTS
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AGENCY
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Interested parties must rely solely on their own enquiries.

it ideal for teenagers, extended family, guests or those who need additional living space and a greater level of independence.

Outside, the property is fully fenced and sits proudly on a generous 600m2 block, offering plenty of space for children, pets and outdoor activities.

The double garage is generously proportioned and provides room for a workshop, with side access and excellent storage for a trailer or extra toys. Additional off-street parking further adds to the practicality of this family-friendly property.

The location is equally appealing, offering a quiet and peaceful setting while keeping everyday conveniences close at hand. Quality schools, childcare centres and public transport are all nearby, while supermarkets, shops, restaurants and bars are within easy walking distance. This enviable combination of tranquillity and convenience is ideal for busy families seeking a relaxed lifestyle without compromising on accessibility

This is a home that offers an exceptional combination of modern family living, generous proportions, outdoor entertaining and flexible dual-living options.

The best way to truly appreciate what this property has to offer is to inspect it for yourself.
We invite you to attend the next open home or contact us today to arrange your private inspection.

Features include;

Upstairs;
- Three spacious bedrooms with ceiling fans
- Renovated kitchen with ample bench space
- Combined living & dining
- Air conditioning
- Renovated family bathroom
- Hardwood flooring
- meter-long balcony
- Internal stairs

Downstairs;
- Utility/rumpus area
- 4th Bedroom (Utility) with walk-in robe & modern ensuite
- Covered patio area
- Laundry
- Double lock up garage

Other features;
- Large backyard - room for a pool or big shed
- Side access
- Rental appraisal - $780 to $850 a week
- 608m2 block

Approx locations;
- 1.5km to Albany Creek State School
- 1.6km to Albany Creek Village Shopping Centre
- 1.8km to Albany Hills State School
- 2.3km to Albany Creek State High School
- 2.2km to Albany Creek Central Shopping Centre
- 13km 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

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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	1UHQF1H
Property Type	House
Land Area	608 m2
Including	Toilets (2)

Wayne Cornell 0410 405 031
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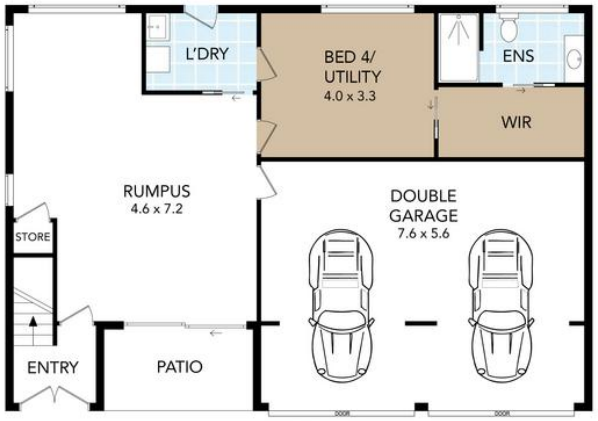




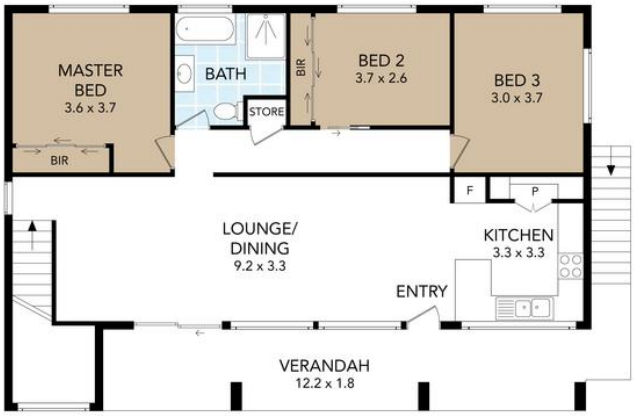




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GROUND FLOOR



FIRST FLOOR

LJ Hooker
Property Connections

45 Windemere Road, **Albany Creek**

3 2 2 210m²

All dimensions are approximate; they may subjects to errors and inaccuracies, and no liability will be accepted.
Plans are shown for marketing purpose only.

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