

## Albany Creek, 6 Simpson Court

### EXPANSIVE FAMILY HOME WITH MULTIPLE LIVING ZONES AND POOL

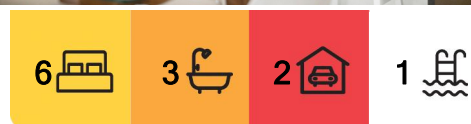
Perfect for growing families and multigenerational living, this expansive home at 6 Simpson Court offers a rare opportunity to secure a beautifully updated property in a peaceful Albany Creek location. Set on a generous 720m2 block, it delivers a flexible layout across two levels, enhanced by thoughtful renovations and quality finishes throughout. This home is within walking distance to local schools, shops and public transport, offering a lifestyle of comfort and convenience.

The lower level welcomes you with soaring high ceilings, wide hallways, and striking floor tiles. Three bedrooms are located downstairs, serviced by a well-appointed bathroom and complemented by a dedicated media room and multiple living zones, offering space to relax and entertain.

At the heart of the home, the modern kitchen impresses with expansive stone benchtops,



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**For Sale**  
Expressions of Interest

**View**  
By Appointment

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

twin Electrolux ovens, a breakfast bar, soft-close drawers, and a seamless flow to the open plan family and meals area.

Upstairs, the main bedroom is a true retreat with air-conditioning, a spacious walk-in robe, kitchenette, study nook, private balcony and a sleek renovated ensuite. Two additional bedrooms are located on this level, alongside a contemporary family bathroom featuring a large bathtub, dual vanity and floor-to-ceiling tiling.

Outdoor living is equally impressive, featuring a resort-sized saltwater pool with spa and water feature, a spacious covered entertaining area with remote control blinds, and a fully fenced and low maintenance property. A secure electric gate at the front driveway adds extra privacy and peace of mind.

Additional features include a large well-appointed laundry, double garage with additional storage and security cameras.

For more information contact Wayne Cornell on 0410 405 031.

#### Property Features:

- \* 6 bedrooms, 3 with walk-in robes, 3 with built-in robes, 4 with air-conditioning
- \* Air-conditioned main bedroom with kitchenette, study nook, private balcony, and renovated ensuite
- \* Contemporary family bathroom upstairs with large bathtub, dual vanity, and floor-to-ceiling tiling
- \* Well-appointed third bathroom downstairs
- \* Multiple living zones including a media room and separate living area
- \* Modern kitchen with expansive stone benchtops, twin Electrolux ovens, breakfast bar, and soft-close drawers
- \* Striking floor tiles, high ceilings and wide hallways
- \* Large laundry with abundant storage and bench space
- \* Double garage with additional storage
- \* Solar panels and security cameras for peace of mind
- \* Spacious covered entertaining area with remote control blinds
- \* Resort-sized sparkling saltwater pool with spa and water feature
- \* Fully fenced
- \* Electric gate
- \* 720m<sup>2</sup> block
- \* Albany Hills and Albany Creek High catchment

#### Location:

- \* 450m to popular Lemke Park, skate park and gym
- \* 600m to Woolworths and local cafes
- \* 700m to Bunya Forest walking and biking trails
- \* 700m to school buses to Padua, St Ritas, Mt Alvernia, Nudgee
- \* 800m to city bus
- \* 900m to Albany Creek State High School
- \* 1km to Albany Hills State School
- \* 8km to Westfield Chermside

#### Disclaimer:



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## More About this Property

Property ID	1TPKF1H
Property Type	House
Land Area	720 m2
Including	Ensuite Study Air Conditioning Toilets (3) Pool Built-in-Robes Solar Panels

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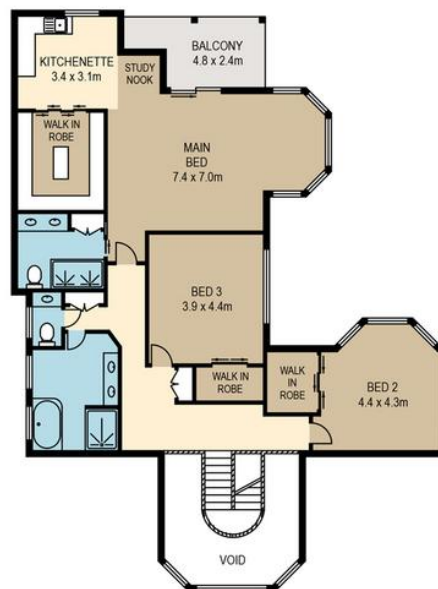


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**LOWER LEVEL**



**UPPER LEVEL**



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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internal 386sqm  
 external 55sqm  
 total 441sqm



**6 SIMPSON COURT**

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