



Albany Creek, 64 Folkstone Avenue

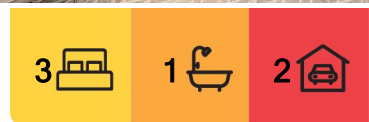
AN ENTERTAINER'S DREAM OVERLOOKING PARKLAND

Backing onto peaceful parklands you will love the features of this gorgeous family home located in the heart of Albany Creek. Within walking distance to local schools, city bus stop and shops, this home offers enviable convenience and a fantastic lifestyle. Your weekends will be spent exploring the many parks and walking tracks on offer or enjoying a coffee at one of the local cafes, the options are endless.

Offering a versatile layout over two levels, touches of art deco are featured throughout the home, starting at the entrance with the very cool red front door. The retro tiled floors and exposed brickwork in the multipurpose room are so chic and the internal stairs lead you upstairs to the air-conditioned living room and study nook, where you'll find arched doorways and cypress flooring. The glass sliding door in the living room opens to the front balcony, which provides a great spot to enjoy a morning coffee. The light-filled teal kitchen is well appointed, with ample bench space and plenty of room to store all your appliances.



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
Contact Agent

View
ljhooker.com.au/1TBCF1H

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

With the dining room opening onto the deck, you will be living the best of both worlds being able to dine alfresco taking advantage of the great Queensland weather.

Barbeques will be so enjoyable on your large entertainer's deck, with the tranquil and leafy outlook of the parkland providing relaxation and privacy. With a large backyard, there is also plenty of room for the kids to run and play, as well as scope to add a pool and value add to your home.

Additional features include three good sized bedrooms, ceiling fans and family bathroom, a downstairs patio area and direct access to the park.

Contact Wayne Cornell on 0410 405 031 for more information.

Features:

- * Three bedrooms all with ceiling fans
- * Family bathroom with separate bath
- * Great-sized living room with split system air conditioning
- * Well-appointed kitchen with plenty of bench & cupboard space
- * Dining room opens to deck
- * Internal stairs
- * Cypress flooring upstairs
- * Large entertainer's deck overlooking parkland
- * Covered front balcony
- * Multipurpose area used as another living area
- * Downstairs patio area
- * Fully screen & security screens throughout
- * Internal laundry
- * Double garage with internal access
- * Large private backyard with gated access to walking tracks
- * Plenty of room for pool or large two bay shed
- * Garden shed
- * Walk to Albany Hills (catchment), All Saints & Albany Creek High
- * Nestled on 610m2

Proximity:

- * 228m to city bus
- * 400m to All Saints, 1km to Albany Creek High & 1.1km to Albany Hills
- * 800m to Dog Park
- * 1.1km to Dawn Road cafes
- * 1.1km to Woolworths & Lemke Park
- * 1.2km to Coles & Albany Creek Shopping precinct
- * 7.9km to Westfield Chermside

Disclaimer:

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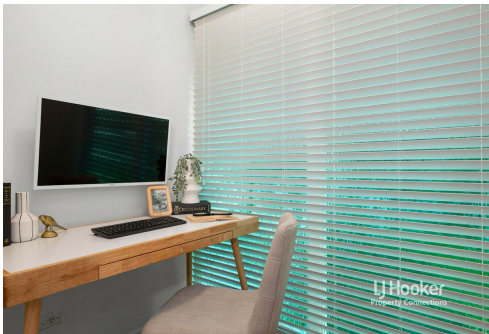
current portfolio, please call our main office on (07) 3264 9000."

More About this Property

Property ID	1TBCF1H
Property Type	House
Land Area	610 m ²
Including	Study Air Conditioning Toilets (1) Deck

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internal 175sqm
external 38sqm
total 213sqm



64 FOLKSTONE AVENUE

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