

Albany Creek, 7 Franklin Court

Immaculate + Renovated Large Family Home

This immaculate family home is nestled on an elevated 800m2 block in the sought-after suburb of Albany Creek. 7 Franklin Court has been tastefully renovated with many updates made to the home to allow for year-round comfort and modern living. With four bedrooms, a study (or fifth bedroom), three bathrooms, two living areas, a media room, two dining areas, an outdoor entertaining area and a pool -- your family will love living here!

This home has multiple living areas with plenty of room for all of the family to relax and enjoy. The home is fully air-conditioned, with plantation shutters and ceiling fans throughout, and also has a fire place in the living room for everyone to enjoy during those cooler months. Upstairs features four bedrooms, all with built-in wardrobes, ceiling fans, Plantation shutters and air-conditioning. The master ensuite has been updated and boasts a gorgeous double-vanity and



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

LJ Hooker
Property Connections

4 3 2 1

For Sale

Offers Over \$1,280,000

View

ljhooker.com.au/1SYWFIH

Contact

Jonathan Wein

0430 485 430

jwein.albanycreek@ljhooker.com.au

LJ Hooker Albany Creek | Warner
(07) 3264 9000

walk-in wardrobe.

The large galley-style modern kitchen has a new induction cooktop (installed September 2023), Bosch oven and dishwasher with a dual sink, plenty of bench space and storage. With a breakfast bar and two dining areas, as well as the outdoor entertaining area, you will have plenty of space to host Christmas lunch! There is a seamless indoor/outdoor flow of the home and you will love moving in just in time for Summer, with the sparkling inground saltwater pool to keep everyone cool. There is also an abundance of organic fruit trees in the backyard and still plenty of room for a trampoline. With low-maintenance and established gardens, there is nothing left to do but move in and enjoy all of the features of this immaculate family home. Also conveniently located within the catchment areas of Albany Hills and Albany Creek State High School, this home will not stay on the market long.

Property Features:

- *Four bedrooms with modern built-in wardrobes, ceiling fans + air-conditioning
- *Master bedroom with double vanity ensuite and walk-in robe
- *Family bathroom with separate bath
- *Study/5th bedroom
- *3 bathrooms
- *Smart wired, data points throughout
- *Dimmable downlights
- *Air conditioned throughout
- *Huge open-plan living, kitchen and dining areas
- *Fire place in the living room
- *Media room with snack/bar kitchen
- *Large open-plan modern kitchen with new inducted cooktop, Bosch appliances, ample storage and breakfast bar
- *Corner bench seating with storage in entry foyer
- *Timber flooring upstairs and bamboo flooring downstairs
- *Laundry with Caesar stone benchtops and modern cabinets
- *Plantation Shutters and security screens throughout
- *Established low maintenance gardens
- *Flat backyard for the kids and dogs to run and play
- *Sparkling inground saltwater pool
- *Covered entertaining area with ceiling fan overlooking pool
- *Fully fenced backyard
- *Internal access from two car remote controlled garage
- * Newly installed glass wool ceiling insulation - 2021
- *13.3 kWh solar panels with 13.5kwh Tesla Powerwall 2 battery - installed June 2022
- *Freshly painted roof & fence -- April 2022
- *3000L rainwater tank with pump
- *Organic fruit trees -- blood orange, navel orange, lime, meyer lemon, nashi pear, yuzu citron, mulberry, blueberry
- *Perched on an elevated 800 m2, with pleasant breezes all year round and mountain views

Location:



LJ Hooker Albany Creek | Warner
(07) 3264 9000

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.

- *Catchment for Albany Hills State School and Albany Creek State High School
- *750m to Albany Creek High School, 1.4 kilometres to Albany Hills State School
- *2 minute walk to Woolworths Shopping
- *10 minutes to Westfield Chermside

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."

More About this Property

Property ID	1SYWF1H
Property Type	House
Land Area	800 m²
Including	Ensuite Study Air Conditioning Pool Dishwasher Floorboards Built-in-Robes Solar Panels

Jonathan Wein

Sales Consultant | jwein.albanycreek@ljhooker.com.au

LJ Hooker Albany Creek | Warner (07) 3264 9000

Shop 5, 25 Ferguson Street, ALBANY CREEK QLD 4035
albanycreek.ljhooker.com.au | albanycreek@ljhooker.com.au

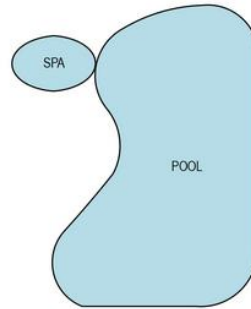


Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Albany Creek | Warner
(07) 3264 9000



LOWER LEVEL



UPPER LEVEL



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. 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.

internal 247sqm
external 40sqm
total 287sqm



7 FRANKLIN COURT

Created by RealScope®
www.realscope.com.au