



LJ Hooker  
Property Connections



## Albany Creek, 8 Kevin Court

### TWO-STOREY FAMILY HOME IN A PEACEFUL CUL DE SAC

Perfectly positioned in a quiet cul-de-sac in the heart of Albany Creek, this impressive residence offers brilliant versatility! Ideal for growing families or savvy buyers looking to value-add, it's set on a generous 696m2 block with excellent outdoor space and side access for the boat or caravan. Located within the Albany Creek High School catchment area and walking distance to shops and cafes, this home will appeal to those seeking a convenient lifestyle in a family friendly setting.

Step inside to a light-filled open plan lounge and dining area, complete with air conditioning for year-round comfort. The kitchen is well appointed and practical, offering ample storage and bench space with a layout ready for everyday use or easy updates down the track.

Upstairs all four bedrooms include built-in robes and air conditioning, the master bedroom offers a spacious parents retreat and walk-in robe. While the family bathroom features a



**For Sale**  
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[ljhooker.com.au/1TPWF1H](http://ljhooker.com.au/1TPWF1H)

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

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full-size bathtub and separate toilet. A second toilet downstairs adds extra convenience, and the large galley-style laundry includes built-in storage and plenty of space for a drier and washing machine.

The rear entertaining area looks out over leafy established gardens, creating a quiet, private space to relax or host guests. With practical inclusions like solar power, side access, and ample parking, this is a well-positioned home in a peaceful, well-connected pocket.

For more information contact Wayne Cornell on 0410 405 031.

#### Property Features:

- \* Two Storey Family Home
- \* 4 bedrooms with built-in robes, 3 bedrooms with air conditioning
- \* Large master bedroom offers parents retreat, air conditioning and walk-in robe
- \* Open plan air-conditioned living and dining area
- \* Well-appointed kitchen with generous storage and bench space
- \* Family bathroom with bathtub and separate toilet
- \* Additional toilet on lower level
- \* Large internal laundry
- \* 3.5kW solar power system (12 panels)
- \* Spacious covered entertaining area with leafy outlook
- \* Side access for boat or caravan
- \* 3000L water tank
- \* Garden shed
- \* Double carport plus single garage with internal access
- \* Fully fenced backyard with established gardens
- \* Hills hoist clothesline
- \* 696m<sup>2</sup> block
- \* Great cul-de-sac location

#### Location:

- \* 140m to Leitch Park
- \* 550m to bus
- \* 1.1km to Albany Creek shopping and dining precinct
- \* 1km to Albany Creek State School
- \* 2km to All Saints Primary School
- \* 3km to Albany Creek State High School
- \* 7.9km to Westfield Chermside
- \* 17km 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 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

<b>Property ID</b>	1TPWF1H
<b>Property Type</b>	House
<b>Land Area</b>	696 m2
<b>Including</b>	Air Conditioning Toilets (2) Outdoor Entertaining Built-in-Robes Solar Panels Water Tank

**Wayne Cornell 0410 405 031**

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

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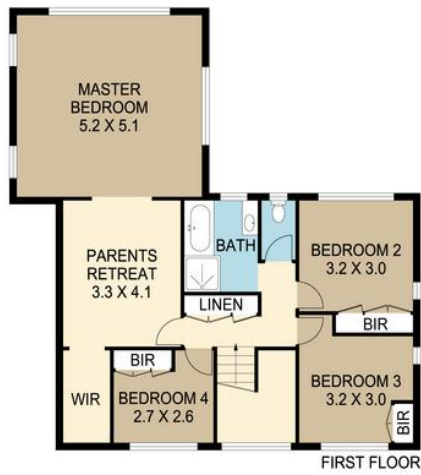
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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
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Internal 195sqm  
External 93sqm  
Total 288sqm



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