



Albany Creek, 9 Flamingo Drive

A PERFECT PLACE TO START

Perfectly positioned, the possibilities are endless with this property. Situated in the heart of Albany Creek, this home offers the perfect opportunity for any first home buyer looking to enter the market or even the astute investor looking to add to their property portfolio. In need of a little TLC and some elbow grease, this property presents as a great opportunity.

Offering features such as three spacious bedrooms all with ceiling fans, the living/ dining area combines well with the functional kitchen that offers plenty bench & cupboard space.

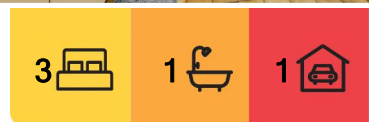
You will love the location on offer here! Just 15km to Brisbane CBD and a short drive to Albany Creek School catchments & parklands including Bunya Crossing Reserve. Local cafes, supermarkets and transport are all within walking distance.

Property Features:

* Three spacious bedrooms all with built-ins and ceiling fans



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
Offers Over \$849,000

View
ljhooker.com.au/1TJWF1H

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- * Family bathroom
- * Open-plan living, kitchen and dining
- * Air conditioning
- * Separate laundry
- * Lock-up garage with remote access
- * Outdoor covered patio
- * Double gated side access
- * Fully fenced 667m2 block

Location:

- * Albany Creek State School 3 minute drive and 1.4km
- * Albany Creek State High School 4 minute drive and 2.5km
- * Good Shepard Christian School 2 minute drive and 800m
- * All Saints Parish Primary School 2 minute drive and 1.4km
- * Albany Creek Village 2 minute drive and 1km

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."

More About this Property

Property ID	1TJWF1H
Property Type	House
Land Area	667 m2
Including	Air Conditioning Toilets (1) Outdoor Entertaining Built-in-Robes

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Whilst every attempt has been made to ensure the accuracy of the floor plan, this plan is for illustrative purposes only. All dimensions and fittings are approximate. PLAN BY SOLDPHOTOGRAPHY.COM.AU

INTERIOR: 96.3 sqm
 EXTERIOR: 61.7 sqm
 APPROX TOTAL: 158.0 sqm
 LAND: 680m²