

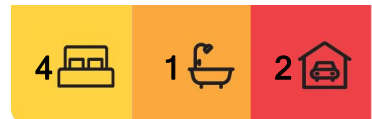
Albany Creek, 9 Leitchs Road South

STYLISH & MODERN FAMILY HOME

This immaculate low-set, four bedroom family home is move-in ready offering a lifestyle of ease and convenience in the heart of Albany Creek. Set on a level 610m² block within walking distance to childcare, schools, shops and cafe precincts, it delivers the perfect blend of comfort and low-maintenance living.

Freshly painted and styled in modern, neutral tones, the home is enhanced by durable hybrid flooring throughout. Four generously sized bedrooms all include built-in robes and ceiling fans, while the king-sized master suite boasts a contemporary ensuite.

At the heart of the home, a light-filled contemporary kitchen impresses with sleek stone benchtops, stylish pendant lighting, and a breakfast bar, ideal for meals on the go. The open-plan, air-conditioned living and dining area flows effortlessly to a covered outdoor terrace, perfect for entertaining with family and friends.



For Sale
Contact Agent

View
ljhooker.com.au/1TJYF1H

Contact
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(07) 3264 9000

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With a spacious backyard, there's plenty of room for the kids and dogs to run and play, ensuring the whole family can enjoy this wonderful home.

Additional features include a large garden shed, new solar panels and a tandem carport.

Contact Wayne Cornell on 0410 405 031 or Samantha Bonnici on 0427 554 665 to inspect.

Property Features:

- * Four generously sized bedrooms all include built-ins robes and new ceiling fans. Three of the bedrooms are serviced with air con
- * King sized master bedroom offers a toilet & vanity (ensuite)
- * Modern Family bathroom
- * Hybrid flooring throughout
- * Contemporary and light-filled kitchen with stone benchtops, breakfast bar, pendant lighting, wall oven & dishwasher
- * Open plan & air-conditioned dining and living rooms
- * Freshly painted throughout
- * Covered outdoor patio
- * Newly installed solar power system - 3kw
- * Updated mate black handles throughout
- * Tandem carport
- * Garden shed
- * Large level fully fenced yard - room for the caravan, boat or a big shed
- * 610m2 allotment
- * Walk to everything
- * Rental Appraisal - \$650 to \$670 a week
- * Albany Creek High School catchment

Location:

- * 170m to City bus
- * 300m to Aldi
- * 290m to Childcare
- * 600m to Albany Creek State and 2.3km to Albany Creek State High catchment schools
- * 750m to Coles and dining and shopping precinct
- * 4.6km to Hypermarket
- * 7.3km to Westfield Chermside
- * 9.5km to Prince Charles Hospital

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

| | |
|----------------------|--|
| Property ID | 1TJYF1H |
| Property Type | House |
| Land Area | 610 m2 |
| Including | Ensuite Air Conditioning Toilets (2) Dishwasher Built-in-Robes Solar Panels |

Wayne Cornell 0410 405 031

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

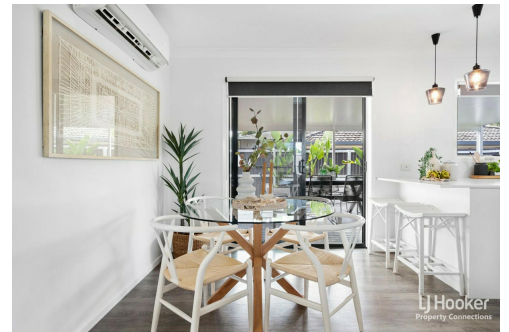
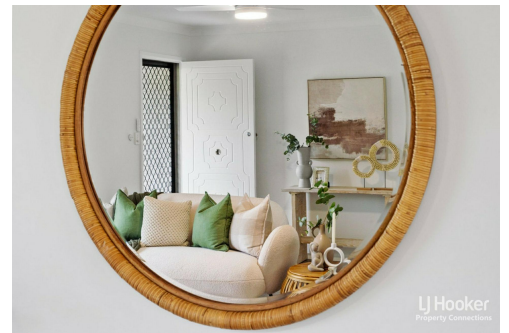
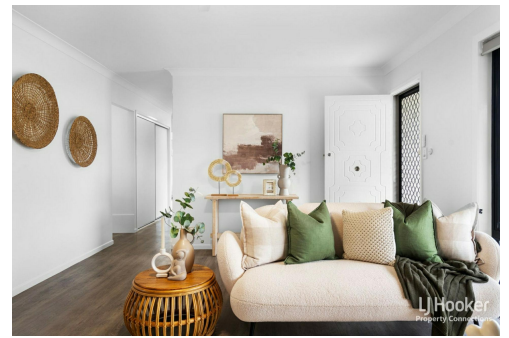
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9 Leitchs Road South ALBANY CREEK

4 | 2 | 2 | 240m²



All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.



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