



26/1 Gumview Street, Albany Creek

Refined Living, Effortless Convenience

Positioned towards the rear of the sought-after Albany Edge complex, this beautifully presented three-bedroom townhouse offers an appealing combination of privacy, contemporary updates, and effortless low-maintenance living, surrounded by the leafy South Pine River bushland corridor.

Thoughtfully arranged across two levels, the home provides excellent separation between the downstairs living and entertaining spaces and the private bedroom accommodation upstairs.

The light-filled open-plan living and dining area flows naturally to the modern kitchen, featuring stone benchtops, generous storage, and a brand-new dishwasher. Positioned at the heart of the home, the kitchen maintains an easy connection with both the indoor living spaces and outdoor entertaining area, while a dedicated study nook provides additional flexibility for working or studying from home.

One of the home's standout features is the renovated, fully paved courtyard, designed for genuinely low-maintenance Queensland living. With no lawn or artificial turf to maintain, the space is practical, attractive, and ready to enjoy. A covered entertaining area with ceiling

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FOR SALE
Please Call

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fan provides a comfortable setting for outdoor dining and entertaining, while established palms along the rear fence, complete with an automatic irrigation system, create a lush and private backdrop.

Upstairs are three generous bedrooms, all with built-in wardrobes and ceiling fans. Brand-new split-system air-conditioning has been installed throughout the home, servicing all three bedrooms and the main downstairs living area for year-round comfort.

The spacious main bedroom enjoys its own private balcony with a peaceful leafy outlook towards the surrounding parkland, along with double wardrobes and a modern ensuite featuring a spacious shower with sliding glass door and 2-in-1 rainmaker shower head.

The remaining bedrooms are serviced by the family bathroom and provide flexibility for children, guests, or additional work-from-home space.

Practical features include a downstairs laundry area, convenient third toilet, excellent storage including under-stair storage, and internal access from the remote single lock-up garage.

The driveway also provides space for a second vehicle, adding valuable everyday parking flexibility.

Property Highlights

- Peacefully positioned towards the rear of the complex, with a leafy outlook over neighbouring parkland
- Clever two-storey layout separating living and bedroom accommodation
- Three generous upstairs bedrooms with built-in wardrobes and ceiling fans
- Brand-new split-system air-conditioning throughout, including all three bedrooms and the main downstairs living area
- Spacious main bedroom with double wardrobes, private balcony, and peaceful parkland outlook
- Modern ensuite featuring a spacious shower with sliding glass door and 2-in-1 rainmaker shower head
- Family bathroom servicing the remaining bedrooms
- Light-filled open-plan living and dining
- Modern kitchen with stone benchtops, ample storage, and a brand-new dishwasher
- Dedicated study nook
- Renovated, fully paved and low-maintenance courtyard
- Covered outdoor entertaining area with ceiling fan, surrounded by established palms and lush greenery
- Automatic irrigation system for established gardens
- Convenient third toilet downstairs
- Practical downstairs laundry area
- Ample storage throughout, including generous under-stair storage
- Remote single lock-up garage with internal access
- Driveway space for a second vehicle
- Access to the Albany Edge communal air-conditioned gym and shared amenities.

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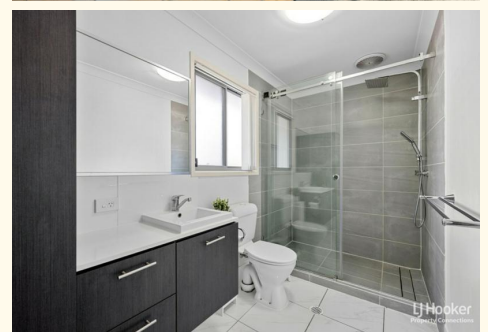
Property ID	1UGRF1H
Property Type	House
Land Area	143 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Courtyard
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced

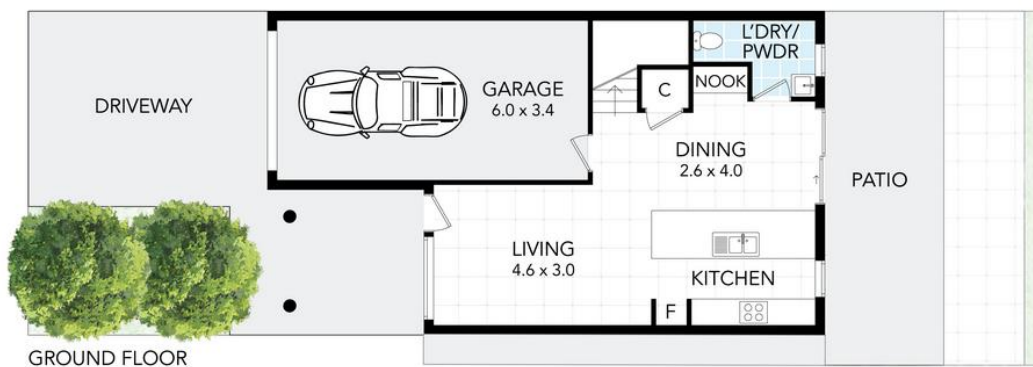
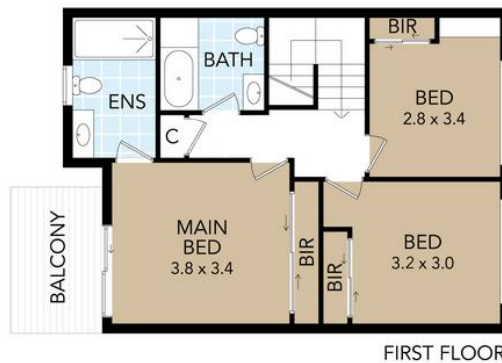
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26/1 Gumview Street, **Albany Creek**

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