



24/115 Albany Creek Road, Aspley

## Fully Renovated 3 Bedroom Villa - Prime Position in a Tightly Held Complex

Positioned within the highly sought-after and secure Tuscany Villas, this beautifully renovated, single-level 3 bedroom, 2 bathroom villa presents an outstanding low-maintenance lifestyle opportunity in one of the Northside's most desirable and convenient gated communities.

The home has been fully renovated throughout and freshly painted internally, offering a stylish, modern feel and the ability to simply move in and enjoy! The villa features a spacious free-flowing floorplan, exceptional natural light and an expansive yet low maintenance outdoor space which will suit a wide range of buyers.

The property is ideally situated within close proximity to every service and amenity you could need. Aspley Hypermarket (Coles/Woolworths/Kmart/Aldi) is just 500m down the road and Westfield Chermside Shopping Centre is an 8 minute drive away. Express buses servicing the local area and City are right outside the complex. The complex also benefits from direct access to serene parklands and walking trails along Cabbage Tree Creek and being a family friendly area there are numerous daycares and schools within a

3 2 1

**FOR SALE**  
Under Contract

### AGENTS

Joshua Waters  
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### AGENCY

LJ Hooker Aspley | Chermside  
(07) 3263 6022

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.

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short distance.

Quality villas of this calibre within such a tightly held complex are rarely offered to the market and are consistently in strong demand. The property is currently vacant and ready to move in straight away or rent out immediately.

Special Features include:

- Lowset villa (no stairs) with solid brick and tile construction.
- Secure, gated and immaculately maintained complex with resort-style pool and landscaped gardens. The complex also benefits from direct access to adjoining parklands and walking trails.
- Desirable end position with only one shared wall, enhanced privacy and extra natural light.
- Fully renovated interior with timber-look vinyl flooring throughout and fresh neutral paintwork.
- LED lighting and modern ceiling fans throughout, plus air conditioning to the living area.
- Incredibly spacious, light-filled open plan living and dining zone.
- Beautifully renovated kitchen featuring timber benchtop, feature tiled splashback, quality cabinetry with excellent storage, integrated dishwasher, oven and induction cooktop.
- Three generous bedrooms, all with built-in robes.
- The large master bedroom features a renovated ensuite and direct access to the courtyard.
- Both the ensuite and main bathroom have been beautifully renovated with floor-to-ceiling tiling, quality black fittings, skylights, large vanities and rainwater shower heads. The ensuite has a shower and the main bathroom features a shower over bathtub (perfect for young families).
- Exceptionally large and private courtyard with covered patio plus expansive open area with synthetic turf - ideal for entertaining, children, pets or gardeners, with room for a trampoline!
- Garden shed and convenient external access down the side of the villa.
- Internal laundry.
- Single remote lock-up garage with internal access.
- Additional features include NBN (Fibre to the Premises), quality window coverings (including plantation shutters to the front bedrooms) and security screens.

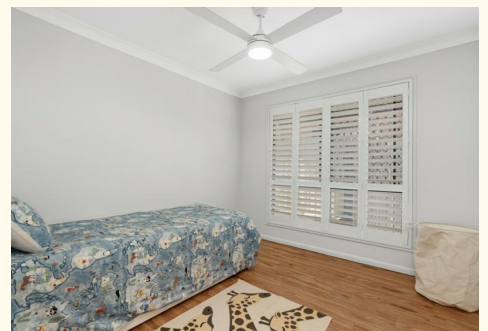
For further information or to arrange your inspection, contact Joshua Waters.

## MORE DETAILS

Property ID                    3BJVF1R  
Property Type                Villa  
Land Area                     233 m2

**Joshua Waters 0417 800 991**  
Business Owner, Sales Consultant and Registered Valuer |  
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24/115 Albany Creek Road



Internal Area 116m<sup>2</sup> | Total Lot Area 233m<sup>2</sup>



Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty.