

## Aspley, 34/46 Albany Creek Road

Immaculate Villa in Ultra-Desirable Complex —Walk to Everything

Perfectly set within the most desirable and conveniently located complex in Aspley, known as "Aspen", this large low set villa will appeal to buyers seeking something so much better than the average. Meticulously maintained by a long-term owner occupier and offering a wonderful floor plan, this villa features an elevated north facing aspect, spacious proportions and a location where you can walk to shops, cafes, public transport and parkland.

The floorplan includes 3 sizeable bedrooms (master with ensuite), an incredibly spacious and open plan living/dining area, a well-appointed kitchen, 2 stylish bathrooms, a covered pergola overlooking a sealed courtyard and garden, and a single lock-up garage with an open car parking space in front. The home has quality floor coverings, neutral paint work, reverse cycle air-conditioning and a recently refurbished tile roof.



**For Sale**  
For Sale Now

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[ljhooker.com.au/393DF1R](http://ljhooker.com.au/393DF1R)

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**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.

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**(07) 3263 6022**

Positioned within a tightly held, pet friendly complex which is predominantly owner occupied, the villa is just a short walking distance of the Aspley Hypermarket (Coles/Woolworths/Kmart/Aldi) and within a 10 minute drive of Westfield Chermside Shopping Centre. Express buses to the City (345) and Chermside operate from the Aspley Hypermarket, directly opposite the complex.

This has been a much-loved home for the long-term occupier and we challenge you to find a better presented or located villa in the local market. Every now and again something extra special comes along, and this property is certainly one not to be missed.

#### Special Features Include:

- \* An enviable north facing position within an immaculately maintained complex. The contemporary design incorporates quality fixtures and fittings, reverse cycle air-conditioning, blinds/curtains, ceiling fans and an exceptional attention to detail throughout.
- \* An end villa with an elevated north facing aspect captures breezes and plenty of natural light
- \* A central entrance with high ceilings provides a lovely 1st impression
- \* The spacious open plan living/dining area has proportions not often seen in more contemporary villas
- \* A well-appointed kitchen offering an abundance of bench space and storage, wall oven, electric cook top and dishwasher. It includes a large breakfast bar and interacts well with the inside/outside living spaces.
- \* Living/dining area flows out seamlessly to a covered pergola with paved courtyard and garden. This is a lovely space!
- \* 3 ample bedrooms with large mirrored built-in wardrobes
- \* Master bedroom with ensuite
- \* Well-appointed main bathroom with separate bath and shower. The laundry is built into the bathroom behind a bifold door.
- \* Single remote lock-up garage (with internal access and mezzanine storage), plus a sealed car space in front
- \* Blinds/curtains, security screens and a recently refurbished tile roof
- \* An immaculately presented complex with manicured gardens, plenty of visitor parking, 2 pools and a tennis court
- \* The most conveniently located and highly sought-after complex in Aspley, given it is directly opposite the Aspley Hypermarket, bus exchange and Aspley retail precinct.
- \* Low body corporate fees

Make your move with confidence —this is space, privacy & practicality at its absolute best. The location is superb and the home is stunning —to avoid your disappointment, act quickly. For further information or to arrange your inspection, please contact DANIEL WATERS or JACOB BALL.

#### QUICK FACTS:

Year built: Circa 1993

Aspect: North facing (an end villa)

Is this Owner Occupied or Rented?: Long term owner occupier, but now vacant

Council Rates: \$409.50/Qtr

Body Corporate Fees: \$897.39/Qtr

Sinking Fund: \$83,454.33

Car parking: Single remote lock-up garage, plus a single space in front



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Complex Facilities: 2 x pools and a tennis court

## More About this Property

Property ID	393DF1R
Property Type	Villa
Land Area	214 m²
Including	Ensuite Air Conditioning Pool Tennis Court Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage

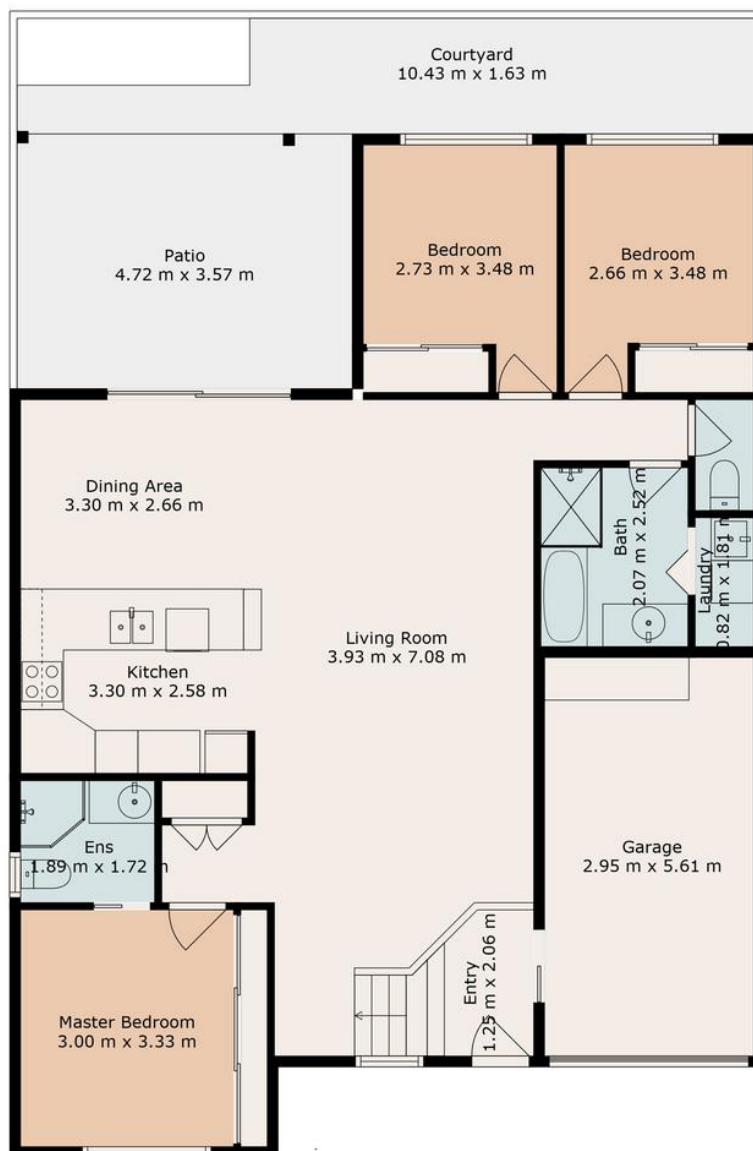
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Whilst every attempt has been made to ensure accuracy,  
Floor Plans are representative and should be used as a guide only

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