



## Carbrook, 13 Albatross Court

### Golf Course Views & Modern Living in Carbrook

Welcome to 13 Albatross Court, Carbrook - a stylish and elevated 3-bedroom, 2.5-bathroom townhouse with a secure double garage, offering a rare blend of peaceful outlook, practical layout, and modern finishes. With views across the Riverlakes Golf Course and thoughtful upgrades throughout, this home is ideal for families, couples, or investors seeking a low-maintenance lifestyle in a quiet cul-de-sac.

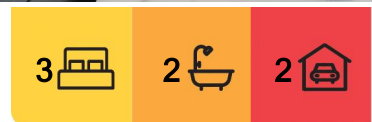
#### Property Highlights:

##### Living & Comfort:

- \*Three bedrooms located on the lower level for privacy and insulation
- \*Two modern bathrooms, including ensuite to the master bedroom
- \*Additional powder room (third toilet) on the middle level
- \*Spacious open-plan living upstairs with elevated outlook
- \*2.5 metre ceilings enhancing space and light



**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**  
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[ljhooker.com.au/BT9PF2S](http://ljhooker.com.au/BT9PF2S)

**Contact**  
**James Carmichael**  
0408 455 771  
[jcarmichael@ljhpropertycentre.com.au](mailto:jcarmichael@ljhpropertycentre.com.au)  
**Nick Marshall**  
0435 608 324  
[nmarshall@ljhpc.com.au](mailto:nmarshall@ljhpc.com.au)

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**(07) 3286 2500**

- \*Split system air conditioning in master bedroom and main living

- \*Brand new carpets and flooring throughout

#### Kitchen & Utilities:

- \*Functional kitchen with electric cooktop and ample storage

- \*Electric hot water system

- \*Internal laundry and generous linen storage

#### Outdoor Features:

- \*Elevated position with tranquil golf course views

- \*Private balcony ideal for relaxing or entertaining

- \*Fully fenced, low-maintenance courtyard

- \*Security shutters on all windows and sliding glass doors (upstairs and downstairs) - providing added privacy and peace of mind

#### Additional Features:

- \*Double lock-up garage with internal access

- \*Built in 2016 - modern build with clean finishes throughout

- \*NBN Fibre to the Node (FTTN) connected

- \*Located in a quiet, well-maintained complex

#### Prime Location:

Situated in the peaceful suburb of Carbrook, this home enjoys:

#### Education:

- oClose to Carbrook State School, Chisholm Catholic College, and Shailer Park State High School

#### Shopping & Dining:

- oShort drive to Logan Hyperdome and Cornubia Shopping Centre

#### Recreation & Nature:

- oRight near Riverlakes Golf Course and local parklands

- oMinutes to the Logan River, nature reserves, and boat ramps

#### Transport:

- oEasy access to the M1 for commuting to Brisbane or the Gold Coast

- oNearby bus routes servicing the Logan area

With its golf course outlook, flexible layout, and professionally completed stormproofing and upgrades, 13 Albatross Court is a move-in-ready home that balances comfort, practicality, and long-term peace of mind.

#### Additional Information:

- \* Vacant

- \* NBN Ready

- \* Rates Approx: \$719.46 Per Quarter

- \* Body Corp: 40pw

- \* 33 homes in complex



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\* Electric Security Gate under construction

All information provided is gathered from verified sources and owner-confirmed features; however, prospective buyers are advised to conduct their own due diligence to verify details.

Note: This property is being marketed without a specified price; the listing may appear in a price range for website functionality purposes only.

## More About this Property

Property ID	BT9PF2S
Property Type	Townhouse
House Size	163 m2
Including	Air Conditioning Balcony Fully Fenced

**James Carmichael 0408 455 771**

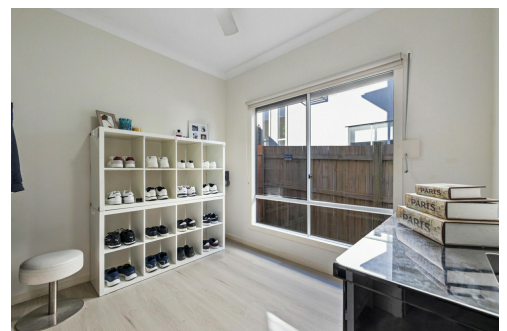
Licenced Real Estate Agent | [jcarmichael@ljhpropertycentre.com.au](mailto:jcarmichael@ljhpropertycentre.com.au)

**Nick Marshall 0435 608 324**

Associate | [nmarshall@ljhpc.com.au](mailto:nmarshall@ljhpc.com.au)

**LJ Hooker Property Centre (07) 3286 2500**

152-164 Shore St West, Raby Bay, Brisbane Qld 4163  
[propertycentre.ljhooker.com.au](http://propertycentre.ljhooker.com.au) | [hello@ljhpc.com.au](mailto:hello@ljhpc.com.au)



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FIRST FLOOR



GROUND FLOOR

## 13 Albatross Court, Carbrook

PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED.