



54 The Boulevard, ALBANY CREEK QLD 4035

House: 5 beds 3 baths 2 park



## SOLD by KELLY HARDIE

UNDER CONTRACT

This immaculately presented and maintained home will suit those looking to purchase a quality home with an open floor plan, impressive street appeal and a choice of living and entertaining spaces in an elevated and sought after position in Albany creek.

Offering five bedrooms plus study/office, three modern bathrooms, multiple living and dining spaces including both formal and informal, spacious well appointed kitchen and ample storage. With a choice of entertaining options to catch the cool summer breezes or warm winter sun from, this wonderful family home spread over two levels of living has it all.

The upper level has four bedrooms including the master with ensuite, main bathroom, kitchen, laundry, and all living, dining and entertaining spaces. A large fully enclosed entertaining area completes this level of the home and opens onto the rear deck and fully landscaped back yard that is bigger and has more to offer than meets the eye.

The lower level offers a double lock up garage with internal access to the home and a fifth bedroom or guest room plus study/office. This floor plan is ideal for those buyers looking to work from home, have teenagers wanting space, separation and a place to study, or families wanting a private guest area.

Not often do homes of this quality and offering so much come onto the market at such a great price point. To fully appreciate all this home has to offer an inspection is a must.

### Features

- Five good sized bedrooms, three modern bathrooms
- Master with walk in robe, ensuite and balcony
- Fifth bedroom/ guest room, ensuite and built in
- All bedrooms with carpet, air conditioning and built ins



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### Features

- Air Conditioning
- Built-In Wardrobes
- Fireplace(s)
- Garden

Property No. 9327503



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- Study/office with storage, located downstairs
- Main bathroom, shower and bath, separate toilet
- Spacious kitchen, quality appliances and abundant storage
- Formal lounge and dining areas with balcony access
- Informal living and dining areas
- Fully enclosed entertaining area with wood heater
- Rear deck, relax and entertain, shade sail
- Air conditioning, ceiling fans, security and insect screens
- Large laundry, ample storage and located upstairs
- Under house storage and workshop
- Double lock up garage with remote and internal access
- Beautifully landscaped elevated 920sqm block
- Fish pond, water tanks and fenced back yard
- 250m to Kim Grayson Park and bike paths
- 600m to Cafes and local shops
- 650m to Albany creek state school
- 650m to public transport, bus 357 359
- 7.5klms to Westfield Chermside shopping centre
- 7.5klms to Prince Charles North side Hospital
- 14klm to Brisbane CBD

When purchasing property, location and street appeal are key factors and this wonderful property offers both. Located just minutes from public transport, parkland, schools, shops and cafes and with private school bus services nearby that include, Nudgee College, Grace Lutheran College, St. Paul's , and St. Rita's this home could be just what you have been looking for.

**\*\*This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes\*\***



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