



# SOLD

## THE ONE YOU'VE BEEN WAITING FOR... LOCATION ✓ PRICE ✓

Presenting to the market this unique, well presented two storey rendered brick family home offering four bedrooms plus study set on 638m<sup>2</sup> in Albany Creek giving you the convenience of nearby schools, shops and transport in a fantastic growth area.

Upon entering you are encapsulated by the abundance of natural light that flows from the six metre high ceiling over the staircase inviting you to the upper level. Once upstairs you will be welcomed into the hub of the home. A modern looking kitchen with loads of storage space, pyrolytic oven (still under warranty) and dishwasher making the chef of the family's job easy! The breakfast bar will be a popular spot at the end of the day where the family come together and discuss the days events. An open plan dining and living area share this space also with access to the outdoor alfresco area where you can enjoy the view of the Solar Heated Saltwater Pool with your beverage of choice taking in the smells coming from the outdoor gourmet kitchen with built in Barbeque and sink with plumbed water for easy cleanup. On offer here is also a large covered entertaining area where friends and family will share many a memorable occasion.

On the upper level you will also fall in love with the air-conditioned lounge room well appointed off the kitchen/dining/living areas. The master bedroom and bedroom two are located on this level, both offering air-conditioning, built in robes and ensuites.

Downstairs won't disappoint either with bedrooms three and four, bedroom three being a generous sized room with built in robe and air-conditioning and bedroom four with built in robe both sharing a modern bathroom with a corner spa bath. Let's not forget about the home office/mancave whatever your use this room is a valuable addition and is air-conditioned for all year round comfort.

With plenty of storage and other extra's this home is a must see! Don't delay call Natalie today on 0419 689 309.

At a glance:  
Fully fenced 638m<sup>2</sup> Low Maintenance Block  
Split System Air-conditioning  
Modern Kitchen with Pyrolytic Oven

4 BED | 3 BATH | 1 CAR

PRICE:  
\$625,000

OPEN FOR INSPECTION:  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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**22 Gilford Crescent, Albany Creek**

Internal : 222 sqm  
 External : 91 sqm  
 Total Area : 313 sqm



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Floor plan created by  FastFocus.com.au**