



**SOLD**

## REJUVENATED & IMMACULATE FAMILY GEM ON A 716M2 FLAT BLOCK WITH ROOM FOR POOL!

Impeccably positioned in highly sought after Albany Creek and exuding an abundance of long term family living potential I proudly present to you this immaculate and delectable family home.

From its perfect proximity to a selection of highly regarded schools, to a stones throw to Albany Creek Village, to its ideal placement at the end of Cul de Sac, this is an exceptionally positioned home and a rare opportunity to secure your family's future in the heart of this family friendly pocket of Albany Creek and plant the flag high above the neighbourhood for many a year to come!

The home has been meticulously designed, boasting multiple living & dining expanses, all making this a home with enviable size and separation ready to accommodate even the largest of modern day families!

All 3 bedrooms have been designed with size & family comfort as a premium, offering built-ins & ceiling fans in all. The spacious master comes equipped with an ensuite and air conditioning.

The centrally located spick & span kitchen comes complete with an abundance of cupboard & bench space and perfectly finished with quality appliances including dishwasher.

The expansive outdoor entertaining area would be my favourite part of this gem that ticks every box, with a seamless flow from indoor living to outdoor entertaining with an oversized covered pergola and great yard space all tucked at the end of the Cul de Sac & set in absolute privacy... all making this spot the perfect stretch for the Sunday family BBQ while watching the kids & pets to run amok!

Homes in the area are moving fast so be quick & don't delay and call for booking times and inspection availabilities today!

Features include;

- \* Immaculate & extremely well maintained gem
- \* 1 owner home... 1st time offered to the market

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$710,000

**OPEN FOR INSPECTION:**  
N/A



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Scale in metres, indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

|            |                        |
|------------|------------------------|
| INT        | : 120.81m <sup>2</sup> |
| EXT        | : 50.76m <sup>2</sup>  |
| CAR ACCOM. | : 29.16m <sup>2</sup>  |
| TOTAL      | : 200.73m <sup>2</sup> |

## 4 Hylacola Drive, Albany Creek

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.