



**SOLD**

## MASSIVE 285M2 ENTERTAINER'S TREASURE WITH FULL DUAL LIVING CAPABILITIES PROUDLY SET IN QUIET CUL DE SAC!

If you could dream of a picture perfect opportunity to plant the flag and raise the family, would it be in a spacious 285m2 family home set in a whisper quiet Cul de Sac only a stones throw to quality schools, shops & CBD transport?? Would it be in a highest property that offered amazing full separate living potential on both levels, ready to incorporate mum and dad into the family home all while keeping their independence?? Would it be in an entertainer's dream of a home with a huge pool, great yard space and an entertaining deck catching amazing breezes all ready for your next Sunday afternoon family BBQ??

Now you can make your dreams happen!!...You only live once!! The keys are waiting!!

Features include;

Overall –

\* Rare as hen's teeth home offering full separate living capabilities on both levels – perfect to incorporate mum & dad into the family home or to use as a teenager's retreat or even coup as an amazing rental opportunity...whatever your family needs!

\* Absolute entertainer's dream complete with a family sized pool, a separate entertaining deck and great yard space for the kids & pets to run amok...all entrenched in absolute privacy

\* A home that ticks every box!!

\* Massive 285m2 property choc full of all the well rounded family home extras

\* Large 645m2 block – the exclamation point on full sized family living!!

\* Family friendly pocket of Albany Creek with end of Cul de Sac position – Absolute priceless location to raise the family!

Upstairs –

\* Huge lounge & dining expanse

3 BED | 2 BATH | 2 CAR

PRICE:  
\$782,000

OPEN FOR INSPECTION:  
N/A



**Patrick D'Arrigo**  
**0447381869**

[pdarrigo@atrealty.com.au](mailto:pdarrigo@atrealty.com.au)

[www.atrealty.com.au](http://www.atrealty.com.au)



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 : 199.89m<sup>2</sup>  
 EXT : 48.99m<sup>2</sup>  
 CAR ACCOM. : 35.52m<sup>2</sup>  
 TOTAL : 284.40m<sup>2</sup>

# 9 Nile Court, 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.