



# FOR SALE

## WELCOME HOME... THIS IS THE ONE YOU'VE BEEN WAITING FOR!

Presenting to the market an opportunity to enjoy this modern and welcoming four bedroom home that has been tastefully renovated with comfort and style in mind. You will appreciate that the hard work is done and you can revel in the thought that all that is left to do is relax and enjoy the peace and serenity that this pocket of Albany Creek offers. With walking distance to the highly sought after Albany Creek State High School, Aquatic Centre, Childcare Centres, All Saints Primary School, Shops and Restaurants and 30 minutes from the CBD this home has it all!

From the street appeal and presence of this home as you approach you will get "the feels", noticing the potential for an electric gate across the vastly wide double carport to completely seal in the front yard. The path leads you to the front entrance where you are greeted with modern timber look tiles, LED downlights before you venture into the open plan living and dining area which flows seamlessly to the grandeur alfresco entertaining space.

Further through you will discover a modern galley style kitchen with only quality appliances, fixtures and fittings such as Billie the water filter/boiling water on tap, Stone bench tops with Intra sinks, Ariston Dishwasher and Everdure by Heston Blumenthal Electric Oven and Cooktop to help the cook in the family whip up a gourmet feast!

Adjoining the kitchen and breakfast bar is the second living area making the perfect space for the kids or guests to gather around and chat about the day or play while the evening meal is being prepared. The covered entertaining area can also be accessed through this space making it a very usable area.

Once outside you will appreciate how spoiled for space you actually are... sitting under the expansive 7.8 x 5.2m covered entertaining flyover watching the kids and fur babies enjoying the flat backyard and tiring themselves out couldn't be more relaxing!

Back inside there is four bedrooms to discover, all with built in robes, ceiling fans, LED downlights and modern dual roller day/night blinds, bedroom 4 even has an ensuite. The family bathroom, modern in style, generous in size, offers a stand alone extra deep bath for those nights you just want a long soak, the shower fitting with this space is also on the large size!

4 BED | 2 BATH | 2 CAR

PRICE:  
Mid \$900's+

OPEN FOR INSPECTION:  
N/A



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INT: 135 m<sup>2</sup>  
EXT: 75 m<sup>2</sup>

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.

35 Cowchilla Street, 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.