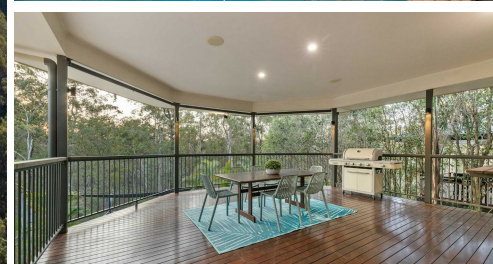
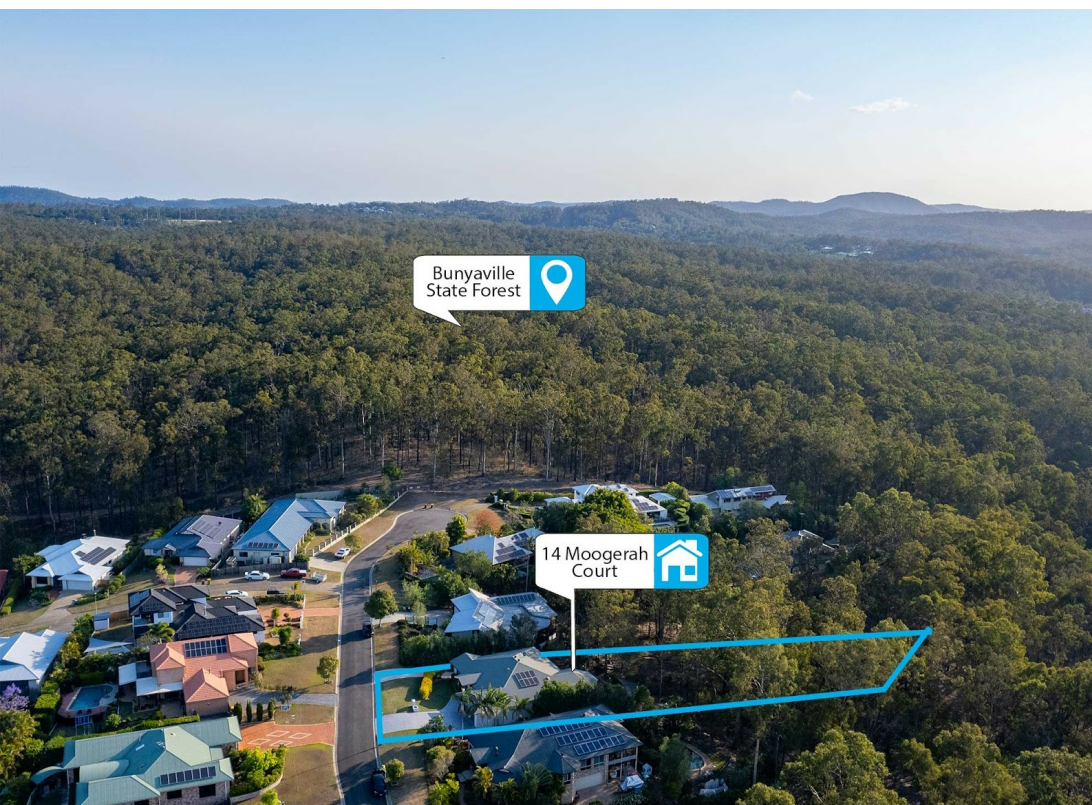


14 MOOGERAH COURT, ALBANY CREEK, QLD, 4005



**LEN WORTHINGTON**  
PROPERTIES



## FOR SALE

### ENORMOUS FAMILY HOME ON 1930SQM BLOCK IN ELEVATED STATE FOREST CUL-DE-SAC. DOWNSTAIRS IDEAL FOR GRANNY FLAT OR LARGE HOME BUSINESS

Surrounded by tranquil parkland and the stunning Bunyaville State Forest, in arguably Albany Creek's finest and most elevated cul-de-sac, this generous 560sqm home on a huge 1930sqm block is a very rare find! Presented over two levels, this property comprises 6 bedrooms, 3 bathrooms, 5 car garaging and endless living areas including a huge rumpus with wet-bar, media room, enormous family room, lounge, dining, entertaining deck and downstairs alfresco overlooking the pool and bushland. The lower level may be ideal for those seeking a separate living space for teens, a potential granny flat or for a large home business (with the second 15-metre-long garage or storeroom). This is definitely one of the finest properties to be released for sale in Albany Creek in quite some years, and certain to impress the most discerning buyer seeking one of the largest of homes in the area.

There's so many amazing extras and unique design features that we must start at the front of the property to ensure nothing is missed. Two concrete driveways feed into the property, one takes you down to the rear of the home and into the 3-car garage or storeroom (approx. 15 metres long). The other leads into the double garage on the entry level. This double garage boasts wide built-in storage cupboards and internal entry to the home. The extra wide driveway (with side parking area) continues as a concrete path to the entry portico and double door entry, opening onto gleaming hardwood floors under 9-foot-high ceilings and ducted air-conditioning throughout this entry level. To the left of the entry foyer and overlooking the front of the property, is a large study or built-in bedroom. To the right is an inviting lounge room. Ahead is an enormous open-plan family room, on beautiful hardwood flooring that flows through to a separate dining room, a very stylish kitchen and the entertaining deck, all overlooking the private, tree studded backdrop.

The stylish gourmet kitchen looks over the living areas and out over the entertaining deck (through the servery window) to the magical views. The gleaming black granite benchtops and breakfast bar contrast classically against gloss white cabinetry, offering ample meal preparation and storage space. An abundance of cupboard, drawer, pantry and appliance space make this kitchen perfect for the largest family. If you prefer to relax with family and friends over a BBQ, then the enormous entertaining deck is the ideal setting. From here you can watch the kids swim

**6 BED | 3 BATH | 5 CAR**

PRICE:

Offers Over \$1,645,000

OPEN FOR INSPECTION:

N/A



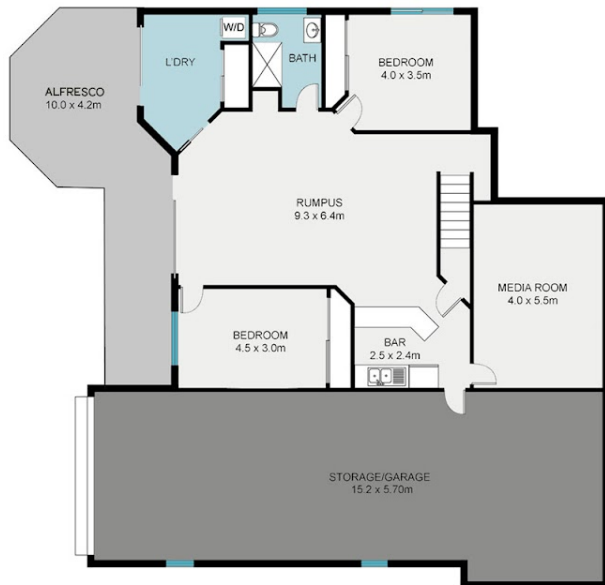
**Len Worthington**

**0402297355**

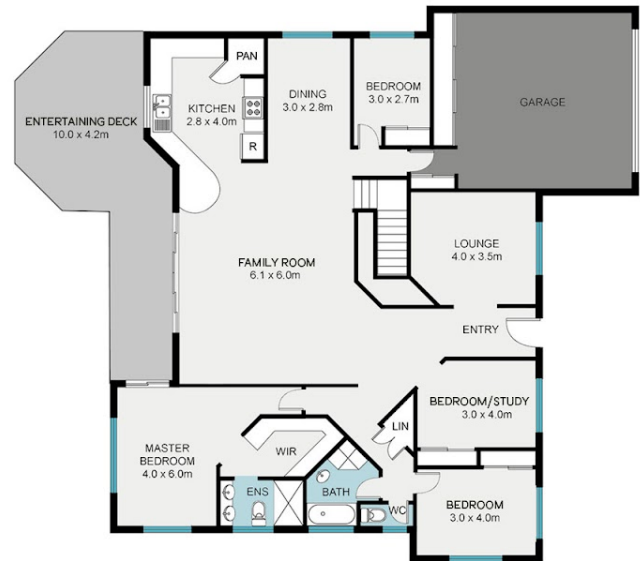
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# 14 MOOGERAH COURT, ALBANY CREEK



LOWER LEVEL - 255m²



ENTRY LEVEL - 305m²

**TOTAL AREA UNDER ROOF: 560m²**

Measurements are indicative only. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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.