



# SOLD

## TIDY 3 BEDROOM & STUDY HOME ON 728 SQM IN CONVENIENT LOCATION

You'll be impressed with this well maintained and presented 3 bedroom and study home within easy walking distance to local amenities. The northerly aspect allows for cool summer breezes, or extra winter warmth, through the front of the home and into the spacious open-plan living areas. The huge lounge, dining and meal areas flow through large sliding glass doors onto the very private alfresco area. The kitchen is flooded with natural light through the wide bay-window, and includes a gas cooktop, ample bench and storage space, plus a large pantry.

The air-conditioned master bedroom at the rear of the home has a large walk-in robe and connects to the main bathroom. This bathroom easily services the other two built-in bedrooms, both with ceiling fans, and Bed 2 is also air-conditioned. There's loads of linen and storage cupboard space in the hallway and nearby laundry. The study is conveniently located next to the entry and overlooks the front of the home, enjoying plenty of natural light and lovely breezes.

The remote-controlled double garage has a toilet and hand basin which can be accessed externally when working in the yard or entertaining on the alfresco. Gardens and lawn areas are neat and well established, with a large garden shed and water tank at the rear of the property.

You'll hardly use your car here with almost every amenity so close:

- less than 100 metres to Brisbane city buses (route 359)
- a short 250 metre walk to the Bunyaville Conservation Park (State Forest) and all the wonderful walk and bike tracks within
- 600 metres to Lemke Park where kids can play on the swings and slides, kick a ball or ride bikes along concrete pathways
- 900 metres to the Albany Creek Woolworths shopping centre
- a few minutes' drive, ride or walk to quality nearby schools within catchment, including Albany Creek High School (1.2km) and Albany Hills State School (a 1.2km walk or ride, or 2.1km drive)

This home is ready for new owners and will sell quickly.

**DISCLAIMER:** Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not

### 3 BED | 1 BATH | 2 CAR

PRICE:  
\$940,000

OPEN FOR INSPECTION:  
N/A



**Len Worthington**  
**0402297355**

len@lenworthingtonproperties.com.au  
lenworthingtonproperties.com.au

# 11 THIESS DRIVE, ALBANY CREEK



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.