



FOR SALE

ELEVATED 4 BEDROOM HOME WITH POOL, TRIPLE GARAGING & DUCTED AIR- CONDITIONING IN SOUGHT AFTER LOCATION

This rendered 4-bedroom family home with ducted air-conditioning, is perched high in the street for breezes, close to parkland and the Bunyaville State Forest. The elevated 850 sqm block (fully fenced) offers a side access gate for those wanting to park a trailer (or similar) next to the 3-car garage. The upper level boasts lovely views from the kitchen, family / meals area and entertaining deck over the premier neighbourhood and across to treed parkland and enjoys perfect Northerly aspect for summer breezes and winter warmth. The open plan design and flow from the kitchen moving through the family / meals, lounge and onto the deck allows for easy living and entertaining. From the deck (with pull-down privacy / shade blinds), there is a timber walkway to the beautiful pool area partially protected under a large shade sail.

From the spacious kitchen, with its raised breakfast bar and long benchtops, large pantry and ample cupboard / drawer space, you'll feel close enough to all living areas so you can still be part of family conversations whilst preparing meals. Toward the rear of the home, the master bedroom opens onto the entertaining deck, enjoys northerly breezes and features a generous walk-in robe and ensuite. The other 3 bedrooms are all built-in with fans and air-conditioning, are located close to the spacious main bathroom and near the large laundry with bench and large 2 door storage cupboard.

Downstairs, the entry foyer leads through to the over-sized double garage with space for a large workshop bench plus a long storage area. Behind this garage, a door leads through to the sub-floor area (offering more storage options) and a concrete path to the extra-long 3rd garage space. Those with extra vehicles, a camper trailer or excessive storage needs will appreciate these areas.

A few other property details not mentioned include a solar electricity system (over 8KW and 17 panels in size!), ample cupboard storage in the laundry and the hallway, recent renovations including the external repaint completed in 2020 and the ducted air-conditioning installed at the end of 2021. This property has been very well maintained throughout.

The location is highly regarded, close to parks, nature and local conveniences. It's a 750m walk

4 BED | 2 BATH | 3 CAR

PRICE:
SELLING NOW

OPEN FOR INSPECTION:
N/A



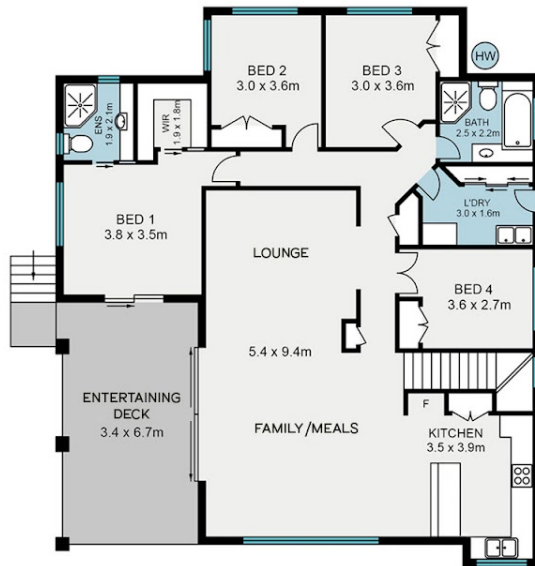
Len Worthington

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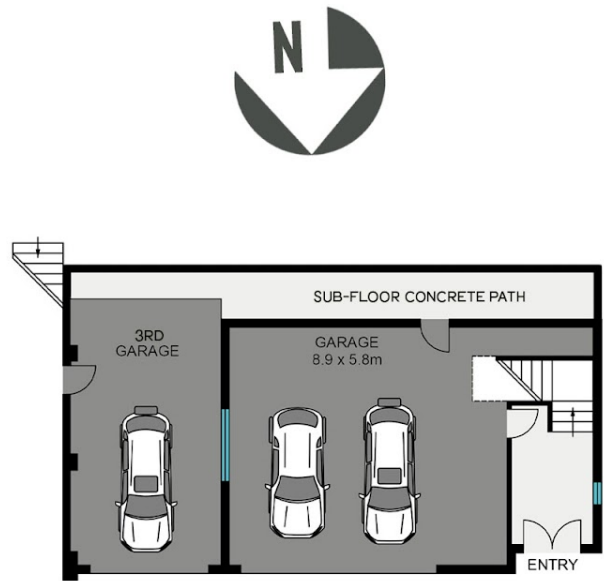
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76 CRESSBROOK DRIVE, ALBANY CREEK



LEVEL ONE



GROUND LEVEL

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.