1 MOOGERAH COURT, ALBANY CREEK, QLD, 4035

LEN WORTHINGTON PROPERTIES

FOR SALE

ELEVATED & STATELY - ENORMOUS FAMILY HOME WITH DUAL-LIVING POTENTIAL

Opposite tree studded reserve and standing proud on an elevated 839 sqm block, this stately home offers a family lifestyle with high ceilings throughout and an architectural edge. With definite street presence, this spacious home features four bedrooms, a home office, 3.5 bathrooms, multiple indoor living areas (lounge / media room, family & dining areas, rumpus) and lovely outdoor spaces (entertaining deck, alfresco and private in-ground pool). There's great potential for dual living, such as a granny flat, teenage retreat or Airbnb, with the rumpus, 4th bedroom and 3rd bathroom positioned separately on the ground level. Located in one of Albany Creek's most sought-after streets, you'll appreciate the elevation with panoramic views, the perfect Northerly aspect (cool summer breezes and extra winter warmth), plus side access gates onto a 2nd driveway where you can park two more vehicles off-road and securely, or deliver close to a huge (10m+) downstairs workshop / storeroom.

Landscaped gardens and a paved driveway and path invite you to enter the architecturally designed home. Step through solid timber double-doors and onto gleaming Blackbutt hardwood floors into the entry foyer, leading right to the bedroom wing and left onto spacious living areas, all under 2.57 metre ceilings and 3.20 metre feature raked ceilings. Immediately to the left of the entry, and overlooking the front of the home, is a generous home office (or potential 5th bedroom). Next, through double doors for privacy and noise control, is the spacious step-down lounge / media room with 2.86 metre ceilings and featuring a convenient storage area. Then continue into the focus area of the home, where you'll enjoy entertaining in the stunning kitchen, which overlooks open plan, air-conditioned family and dining areas and the deck. These areas boast beautiful hardwood floors, a dramatic raked ceiling, ample natural light, lovely northerly breezes and elevated views across the suburb. Abundant windows and wide glass sliding doors onto the elevated entertaining deck allow the leafy outlook, loads of natural light, winter sun and summer breezes to permeate through.

The classy, renovated kitchen features crisp white stone benchtops and cabinetry, beautifully complemented by a white subway tile splashback that wraps around the kitchen. Central is the island bench which offers more drawer and cupboard storage, bench preparation or serving space and a breakfast bar. Meal preparation is made easy cooking with the 900mm wide stainless steel upright oven featuring a 5-burner gas cooktop under a canopy rangehood, with a built-in microwave nearby. There's a double-space fridge cavity, a deep farmhouse double sink

4 BED | 3 BATH | 2 CAR

PRICE:
Offers Above $1,790,000

OPEN FOR INSPECTION:
Oct 17 at 11:30am - 12:30pm
Oct 18 at 11:30am - 12:30pm

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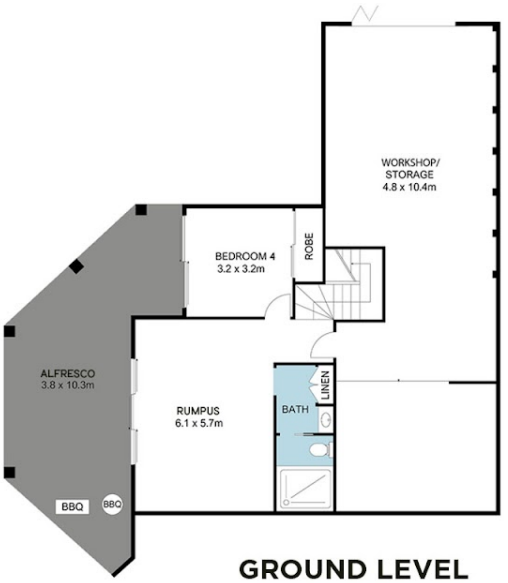
ENTRY LEVEL



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.

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