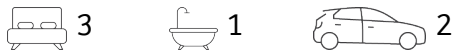




Spacious Hi-Set Home in Prime Location



3 Waratah Street, Albany Creek

Offers Over \$979,000

If you’re looking for space and versatility in a cracking location, this solid brick hi-set home ticks all the boxes. Ideally positioned on a roomy 607m2 block and located in a family-friendly pocket, this property is within walking distance to All Saints Primary School, Albany Creek Village & Tom Simpson Park and approx. 16.7km to Brisbane CBD, making it a fantastic lifestyle choice for growing families, savvy investors, or for those looking for extra room and functionality.

Arriving at the property you will instantly appreciate the land that is on offer, with approx. 18.7m frontage complete with a large 2.6m high double carport and an impressive 3.6m wide side access for your caravan or boat. Now that your toys have a home, let’s head inside!

Starting on the upper level, and discover timeless hardwood flooring and a bright, breezy layout. The cosy living area with fan and split-system air-con features a front balcony, the ideal spot for your morning cuppa; while the statement feature window above the staircase brings in heaps of natural light.

The separate kitchen is spacious and functional complete with a triple pantry, freestanding electric cooktop and oven, plenty of storage options and bench space to prep your meals. The dining area is off this space, and can comfortably hold a 6 seater table.

Property ID:	L32873940
Property Type:	House
Carports:	2
Land Area:	607.0 sqm

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The covered back deck is accessed from the dining room, and a social spot to entertain friends while enjoying the views and breezes; there are also stairs off the deck down to the garden for ease of access.

Back inside, and the three bedrooms are spacious. Starting with the master suite complete with 2 double built-in robes, split system air-con and fan. Bedrooms 2 & 3 are just as roomy and also offer built-in robes and fans, as well as a split system air-con in one of the bedrooms.

The shared family bathroom has an updated vanity with storage, bathtub and shower cubicle. There is also a separate toilet and a double linen press next to the bathroom.

Downstairs offers incredible flexibility with three multipurpose rooms that can be customised to suit your lifestyle. Whether you need a home office, gym, kids' playroom, or additional living areas, there's plenty of space to create what you need. There is also a large tiled laundry and powder room.

Outside, the fully fenced garden has ample space for kids and pets to play or the potential to add further landscaping or a pool (STCA). There is also a 2m x 3m garden shed, 3.6m wide side access to the right hand side of the property and approx. 2.5m side access to the left.

This home is positioned in a location that's hard to beat. Families will love the proximity to quality schools, while the nearby Village precinct offers shopping, cafes, and daily essentials just minutes from your door.

If you can see yourself living here, contact the team at Raine & Horne Eatons Hill / Albany Creek. Bonnie Worth – 0434 862 887 & Jane Knowles – 0484 120 208

To Summarise:

- 607m² block
- Double Carport approx. 7m wide x 6m depth x 2.6m high
- Side Access RHS approx. 3.6m wide
- Side Access LHS approx. 2.5m wide
- Hardwood flooring on upper level
- Kitchen with electric cooktop and triple pantry
- Separate dining area
- Living area with fan & split-system air-conditioning
- Front balcony
- Master bedroom with fan, split-system air-conditioning & 2 x double BIR
- Bedroom 2 with double BIR and fan

- Bedroom 3 with 2 x double BIR, fan and split-system air-conditioning
- Family bathroom with vanity, bathtub and shower plus separate toilet
- 3 x Multipurpose rooms downstairs approx. 2.2m high
- Large tiled laundry
- Powder room downstairs
- 3 x air-conditioning units downstairs
- Fully fenced garden
- 2m x 3m garden shed
- Electric hot water system

Location. Approx.

- All Saints Parish Primary School: 170m
- Albany Creek State School: 800m
- Albany Creek State High School: 1.6km
- Albany Creek Village: 650m
- Woolworths Albany Creek: 1.6km
- Westfield Chermside – 8.7km
- Bus 357 to the City, Queen St – 400m
- Bus 358 to Chermside Interchange – 400m
- Carseldine Train Station – 8.8km