

# 9 James Cash Court, Albany Creek, QLD, 4035

## House For Sale

Tuesday, 26 November 2024

Place.



9 James Cash Court, Albany Creek, QLD, 4035

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## GROWTH OPPORTUNITY AND GENEROUS FAMILY SIZING IN PRIME LOCALE

Immaculately presented throughout whilst also offering scope to add value, this classic brick home provides generous sizing over a double level layout. Sitting within walking distance to multiple schools, shops and dining, there is also side access and a huge detached shed and office!

Features Include:

- Immaculate presentation with flexible layout and perfect position
- Open-plan, air-conditioned living and dining on tiled floors
- Large kitchen with excellent storage, lengthy bench space and good sizing to add value
- Covered entertainer's deck plus open-air fire pit zone
- Large, fenced and flat backyard
- Four built-in bedrooms
- Two separate study's
- Contemporary family bathroom with floor to ceiling tiling and separate spa bath
- Second bathroom/separate laundry/solar hot water/single garage
- Gated side access
- Huge rear shed with multi roller door access plus workshop/office space
- Walk to schooling, shopping, dining, parkland and bus

Air-conditioned and tiled, the lower level opens to a spacious living and dining room with good natural light flowing through into the kitchen. Well-scaled and appointed with superb storage and lengthy bench space, it is immaculately presented for ongoing use whilst the sizing is ideal for any profit upgrades.

Decked entertaining sits privately at the rear with excellent coverage allowing you to enjoy the space in inclement weather. An open-air patio is perfect for a fire pit whilst the large backyard is delightfully flat and fenced!

Four built-in bedrooms sit on the upper level alongside a contemporary bathroom with floor to ceiling tiling, frameless glass shower and a spa bath. Downstairs, a second bathroom brings all-important convenience to family living with two separate study's perfect for working from home or added bedroom options. Additional features include a separate laundry, solar hot water and a single garage.

Gated side access leads to a huge rear shed, offering multiple roller door access as well as options for a large workshop/office. Brilliant for those accommodating trade supplies or simply unbeatable storage, this is a welcome and wonderful addition!

Sitting opposite Good Shepherd Christian School and just a short peaceful walk to leafy parkland and the South Pine River, this location is superbly appealing. Also within walking distance are additional primary and secondary schooling options as well as multiple dining facilities, shopping and bus!

Location Information:

A popular North-Brisbane suburb and highly sought-after destination for families, there are four primary schools, a renowned high school and five child care centres in the district. Brimming with wonderful green public space, parkland and nature reserves there are also impressive local amenities providing multiple shopping centres as well as a huge array of restaurants and food outlets. Direct public transport links to the nearby Prince Charles and Holy Spirit hospitals, Westfield Chermside, Brookside Shopping Centre and the CBD.