



### 3 Cuthbert Street, Albany Creek



#### EXCEPTIONAL OPPORTUNITY TO SECURE A SOUGHT AFTER ADDRESS!

Boasting a floor plan ideal for many demographics this solid brick and tile home will cater for growing families, and business couples working from home. Investors can secure strong rental returns and there are many future options here to add value and continue appreciating into the future.

On entry upstairs there is a covered verandah leading to a spacious living area and updated well planned kitchen all on polished timber floors. Three spacious built in bedrooms are serviced by a modern bathroom with separate bath, shower and W.C. Internal stairs lead down to a large rumpus and home office (7.4mx2.3m) with its own convenient and secure front entry access.

Large double garage, 2nd bathroom facilities and laundry further compliment the home.

Further quality improvements and features include:

- Reverse cycle air conditioning in living area and bedroom ceiling fans;
- Modern appliances including dishwasher and ample storage space in the kitchen;

Recently painted suspended ceiling

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

🛏 3 🏠 2 🚗 2

**Price** SOLD for \$653,000  
**Property Type** residential  
**Property ID** 1511  
**Land Area** 607 m2

#### Agent Details

Carl Calio - 0416 145 288

#### Office Details

Brighton  
2 / 353 Beaconsfield Terrace  
Brighton Shopping Village Brighton  
QLD 4017 Australia  
07 32699466

