

Fitzgibbon, 11 Blue Mountains Crescent

Beautifully Appointed Lowset home - Walk to Train

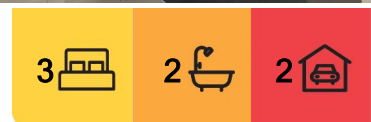
Beautiful on the outside, brilliant on the inside, this faultless lowset home will appeal to the astute perfectionist who demands the best of everything. Still sparkling like new and with a wonderful floor plan, prepare to be impressed by the chic modern styling, high standard of finishes and spacious internal proportions.

The home is designed in a way that the living/dining, stunning chefs' kitchen and alfresco entertaining area all interact seamlessly. The home features 3 sizeable bedrooms, 2 well-appointed bathrooms and a double lock-up garage. Owner occupied since new and built to a standard well above the average, the home's high ceilings, abundance of windows, neutral white paint palette and many upgrades provide WOW factor upon entry. Buyers will also love the home's position with only 1 directly adjoining neighbour.

The home's chic modern design is complemented by its coveted location, which is a short drive from Bracken Ridge Plaza (Coles) and Taigum Shopping Centre (Coles & Aldi) and is



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(07) 3263 6022

walking distance to the Carseldine train station. Positioned within the tightly held enclave of Fitzgibbon Chase, the location is within approximately 14km of CBD, a short drive from Westfield Chermshire Shopping Centre and provides easy access to the Brisbane Airport, Sunshine Coast and Gold Coast. Being a family friendly location, there are a variety of excellent public and private schools within a convenient distance and the new Holy Spirit Catholic High School around the corner has further amplified demand within this high growth pocket. Additionally, the retail development known as the "Nest" is around the corner (walking distance) and provides a coffee shop, restaurants, childcare and retail specialty stores.

Special Features Include:

- * Low maintenance, lowset construction with many quality upgrades. The contemporary design provides a practical floorplan which incorporates spacious internal proportions, chic modern styling, high 2.57m ceilings, neutral white paintwork, quality tile and carpet flooring, air-conditioning and exceptional attention to detail throughout. The home has been fastidiously maintained and owner occupied since new.
- * 3 large built-in bedrooms; The luxurious king size master suite has a walk-in robe and ensuite.
- * The open plan living/dining area adjoins the kitchen and flows out seamlessly to the alfresco entertaining area
- * The stunning chef's kitchen is the social hub of the home and features an Island bench, Caesarstone benchtops, quality cabinetry and stainless steel appliances including a 6 burner gas cook top, 900mm oven and dishwasher. This kitchen has been designed by someone who loves to cook and interact with family and guests at the same time.
- * Under roof alfresco entertaining area extends out seamlessly from the living/dining area and adjoins the low maintenance backyard
- * 2 beautiful quality bathrooms. Main bathroom features stone vanity and a separate bath and shower
- * Double remote garage
- * A low maintenance backyard, but providing enough space for children, pets and avid gardeners
- * Cool all year round with air-conditioning and ceiling fans
- * The large, recently installed solar system will greatly benefit the new occupants (an approximate 10Kw system)
- * Quality blinds, an abundance of storage, recycled water system, insulation installed and NBN available
- * Outstanding rent and tax depreciation potential for savvy investors

Make your move with confidence - this is space, privacy & practicality at its absolute best. The location is superb and the home is stunning - to avoid your disappointment, act quickly. For further information or to arrange your inspection, please contact DANIEL WATERS.

Quick Facts

Land Size: 315sqm

Builder: Ausbuild

Year Built: Approx 2014

Aspect: North/West (bedrooms and living/dining all face north/east)

Council Rates: \$414.60 P/Qtr approx.

Rental Assessment: \$700.00 - \$750.00 per week



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More About this Property

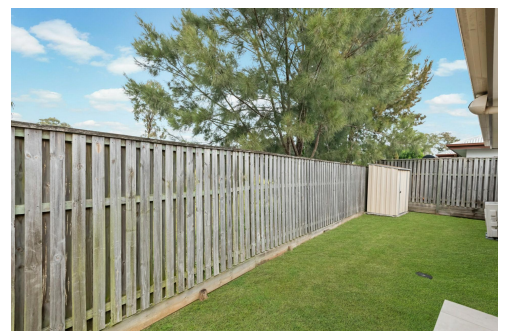
Property ID	3ADJF1R
Property Type	House
Land Area	315 m2
Including	Ensuite Toilets (2)

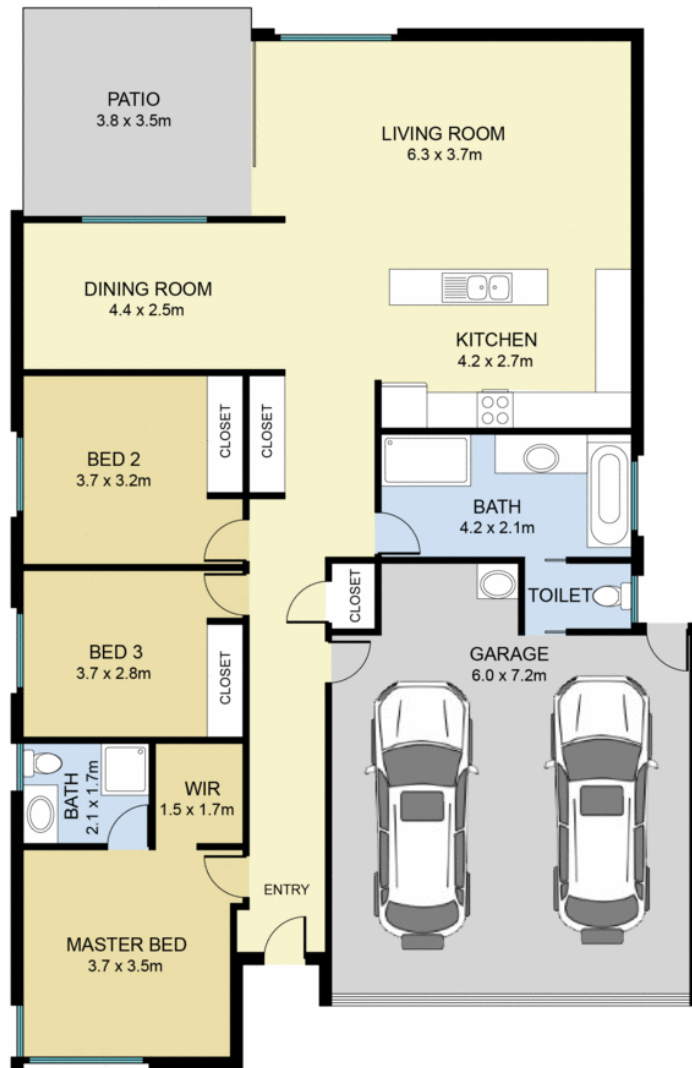
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Whilst every attempt has been made to ensure accuracy, Floor Plans are representative and should be used as a guide only **LJ Hooker**