



19 Conimbla Street, Fitzgibbon

Contemporary Lowset Living with No Body Corporate Fees

Offering the space, privacy and independence of a standalone home, this contemporary lowset residence is an outstanding alternative for buyers considering a villa or townhome but wanting to avoid ongoing body corporate fees. Pet-friendly and designed for easy living, it is perfectly suited to first-home buyers, downsizers, young families and investors.

The practical floorplan features three spacious bedrooms and two well-appointed bathrooms, including a generous main bedroom with its own ensuite. Impressive three-metre-high ceilings enhance the home's sense of space, while air-conditioning and ceiling fans provide year-round comfort.

At the heart of the home is a stylish kitchen featuring stone benchtops, gas cooking, a dishwasher, integrated microwave and excellent storage. It connects seamlessly with the spacious open-plan living and dining area, which extends outdoors to a covered alfresco entertaining space.

A standout feature is the enormous, family-friendly backyard-one of the larger yards available in Fitzgibbon Chase. There is plenty of room

3 2 2

FOR SALE

For Sale Now

VIEW

Thu 16th Jul @ 5:00PM - 5:30PM

AGENTS

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AGENCY

LJ Hooker Aspley | Chermside
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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



for children and pets to play, avid gardeners to create something special, or future owners to further enhance the outdoor living space.

Positioned within walking distance of the retail heart of Fitzgibbon, Carseldine train station and local parkland, the location provides exceptional convenience whilst maintaining a quiet and family-friendly atmosphere. With easy access to Westfield Chermside, hospitals, Brisbane Airport and the Gateway Motorway, this is a home that perfectly balances lifestyle and connectivity.

With an estimated rental return of approximately \$700—\$750 per week, the property also presents an attractive investment opportunity. Vacant and ready to move into or rent out immediately, this is a rare chance to secure contemporary lowset living without the burden of body corporate fees.

Key Features:

- Contemporary lowset home with no body corporate fees
- An ideal alternative to a villa or townhome
- Pet-friendly with a large family friendly backyard
- Three spacious bedrooms and two bathrooms
- Main bedroom with private ensuite
- Impressive three-metre-high ceilings throughout
- Spacious open-plan living and dining area
- Stylish kitchen with stone benchtops, gas cooking, dishwasher and integrated microwave
- Air-conditioning and ceiling fans for year-round comfort
- Covered alfresco entertaining area
- One of the larger family-friendly backyards in Fitzgibbon Chase
- Tandem vehicle accommodation plus easy street parking
- Walking distance to The Nest retail precinct, Carseldine train station and leafy parkland
- " Estimated rental return of approximately \$700—\$750 per week
- Vacant and ready to move into or rent out immediately
- Approximately 15-minutes to Westfield Chermside and nearby hospitals
- Easy access to Brisbane Airport, Gateway Motorway and approximately 15km to the CBD

Act quickly to avoid missing out. For more information or to arrange your inspection, contact Daniel Waters today.

Key Details:

Land Size: 188sqm

Aspect: North/South

Year Built: Circa 2013

Council Rates: \$540.10

Occupancy Status: Currently Vacant

Market Rent Return: \$700-750 per week approx.

School Catchments: Taigum State School & Aspley State High School

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MORE DETAILS

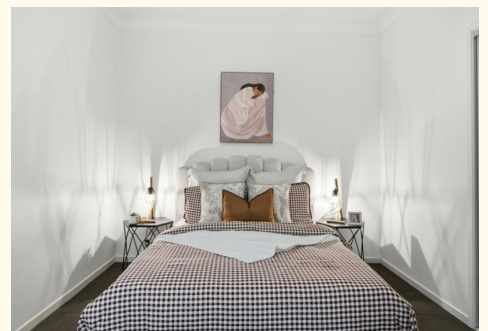
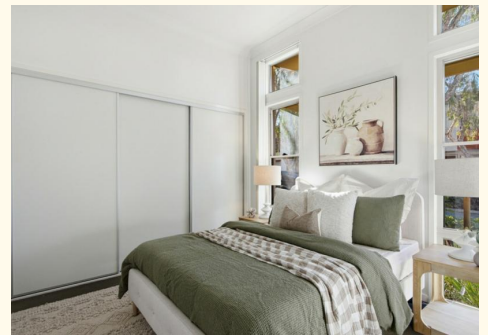
Property ID	3CPHF1R
Property Type	House
House Size	188 m2
Land Area	188 m2
Including	Ensuite
	Toilets (2)

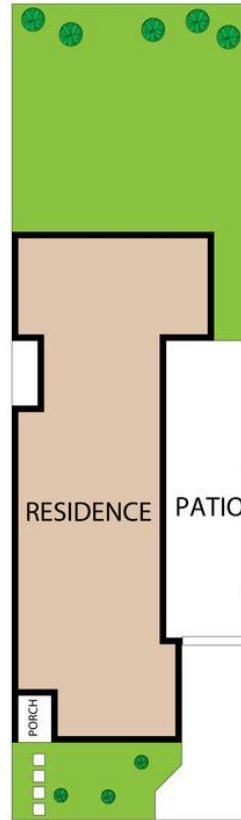
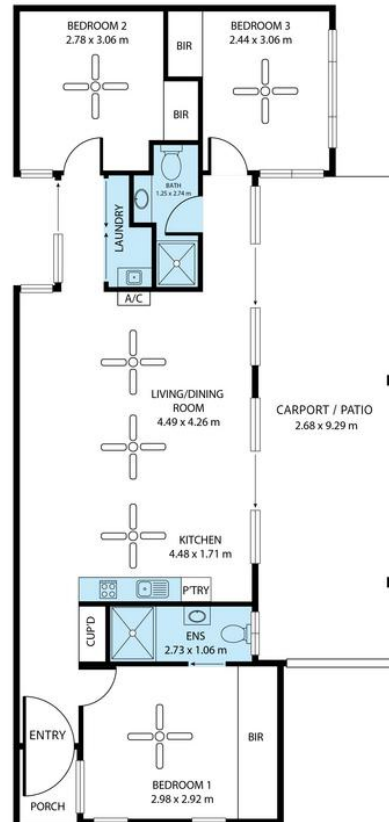
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Business Owner, Sales Consultant and Registered Valuer |
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.