



2 River Gum Close, Fitzgibbon

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Refurbished Lowset Home on Quiet Street

Set on a quiet street in a popular pocket of Fitzgibbon, this refurbished lowset home will appeal to a buyer seeking something so much better than the average. Well-presented for sale and offering a practical and spacious floorplan designed to capture the northern aspect, this is a home that can be moved into or rented out immediately.

The floorplan includes 3 bedrooms, a chic modern bathroom, an open plan living/dining area, an original, but tidy laminate kitchen, a north facing alfresco entertaining area and a low maintenance backyard. There is also a single lock-up garage with internal access.

Recent refurbishment works include a fresh neutral paint palette, timber look plank flooring throughout, a refurbished bathroom and upgraded lighting.

The home's high standard of presentation and wonderful floorplan are complemented by its coveted location, which is tucked away in an ultra-private and safe pocket, yet is within a short 5-minute drive of Bracken Ridge Plaza (Coles) and Taigum Shopping Centre (Coles & Aldi). Positioned within the tightly held enclave of Fitzgibbon, the location is within approximately 13km of CBD, a short drive from

FOR SALE
For Sale Now

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Westfield Chermside Shopping Centre and provides easy access to the Brisbane Airport, Sunshine Coast and Gold Coast. The Carseldine train station is within a 5-minute drive of the home and buses also operate within short walking distance. Being a family friendly location, there are a variety of excellent public and private schools within a convenient distance, including the recently completed Holy Spirit Catholic High School, which has further amplified demand within this high growth pocket. Additionally, the popular retail development known as the "Nest" is around the corner and provides a coffee shop, restaurants, childcare and retail specialty stores.

Special Features Include:

- Low maintenance, lowset brick and tile construction. This charming home has plenty of street appeal.
- A lovely open plan living/dining area adjoins the kitchen
- The sizeable original kitchen includes a breakfast bar, an abundance of bench space and storage, plus an electric cook top and oven
- The covered alfresco entertaining area is a lovely north facing space that can accommodate a table and outdoor lounge
- 3 decent sized bedrooms
- The master bedroom overlooks the backyard and has a walk-in robe
- Single lock-up garage within internal access
- A wonderful backyard (with a garden shed) providing plenty of space for gardeners, children and pets

For further information or to arrange your inspection, please contact DANIEL WATERS.

QUICK FACTS:

Year Built: Circa 1994

Builder: AV Jennings

Land Size: 326sqm

Rates: \$427.66 per quarter (Approx.)

Rental Return: \$650-\$700 per week (Approx.)

School Catchments: Taigum State School, Sandgate District State High School

MORE DETAILS

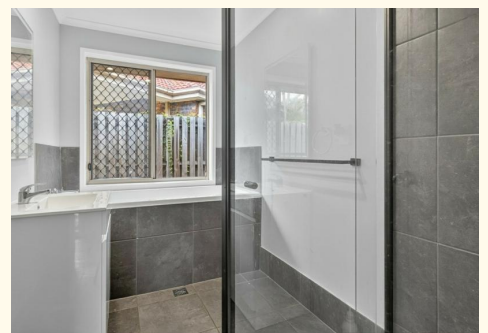
Property ID	3B33F1R
Property Type	House
Land Area	326 m2
Including	Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Liveability

Daniel Waters 0412 847 849

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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