



4 Eucla Street, Fitzgibbon

## Contemporary Lowset Home with Generous Floorplan

- \*\*\*Please note this is an off-market listing only listed on LJ Hooker.com\*\*\*\*

Perfectly set within the ultra-desirable and tightly held "Fitzgibbon Chase" estate, this faultless near new home is the ultimate. With three large bedrooms, a stunning Chefs kitchen, a practical layout and brilliant proportions; this home is awaiting a buyer seeking the best in location, quality, functionality and style.

The home's chic modern design is complemented by its coveted location, which has parkland at the end of the street, is a 5-minute drive from Bracken Ridge Plaza (Coles) and Taigum Shopping Centre (Coles & Aldi), and a 15-minute walk to the Carseldine train station. Positioned within the tightly held enclave of Fitzgibbon Chase, the location is within 15km of CBD, 15 minutes from Westfield Chermside 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, including the recently completed Holy Spirit Catholic High School, which has further amplified demand within this high growth pocket. Additionally, the popular retail development

3 2 1

**FOR SALE**  
For Sale Now

### AGENTS

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### AGENCY

LJ Hooker Aspley | Chermside  
(07) 3263 6022

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

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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. The home has been tastefully finished with neutral paintwork, modern floor tiles, quality carpet and ducted air-conditioning.
- The wide central hallway extends through the home and provides a link between the bedrooms and living area
- 3 sizeable built-in bedrooms, including a luxurious master suite with ensuite
- The living/dining area flows out seamlessly to an alfresco entertaining area and low maintenance backyard
- The stunning Caesar stone kitchen is the social hub of the home and features an Island bench, quality cabinetry, an abundance of storage options and quality stainless steel appliances including a freestanding 6 burner gas cook top and oven, plus a dishwasher. This space integrates perfectly with the living/dining, alfresco entertaining area and overlooks the backyard
- 2 beautiful quality bathrooms with Caesarstone vanities
- Single remote lock-up garage, plus easy street parking
- Cool all year round with insulation, ducted air-conditioning and ceiling fans
- Security screens, blinds, an abundance of storage and NBN installed
- Outstanding rent and tax depreciation potential for potential 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:

Year Built: Circa 2013

Builder: Ausbuild

Aspect: North facing

Occupancy Status: Owner occupied since new (original owner)

Land Size: 250sqm

Rates: \$441.85 per quarter (Approx.)

Rental Return: \$675-\$725 per week (Approx.)

School Catchments: Norris Road State School, Aspley State High School

#### MORE DETAILS

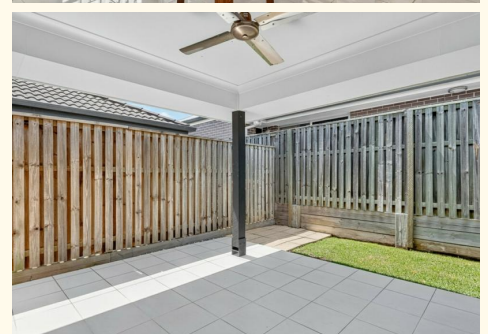
Property ID	3B4EF1R
Property Type	House
Land Area	250 m2
Including	Dishwasher Remote Garage

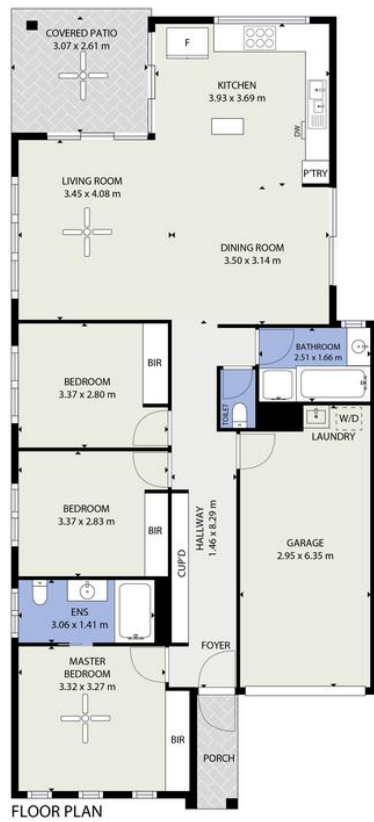
**Daniel Waters 0412 847 849**

Business Owner, Sales Consultant and Registered Valuer |  
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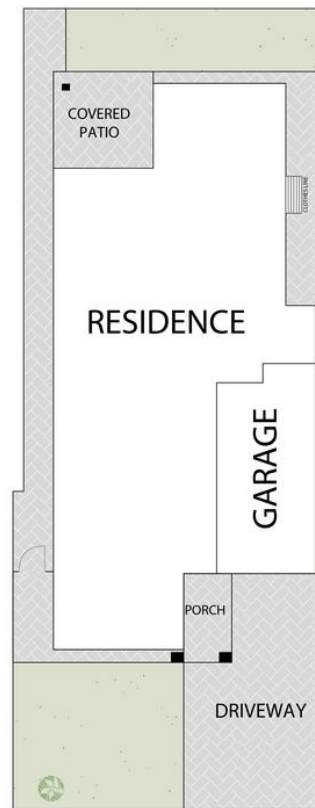
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FLOOR PLAN



4 Eucla Street, Fitzgibbon, Queensland, 4018

TOTAL APPROX. FLOOR AREA 113 SQ.M

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.