



4 Kimberly Park Way, Fitzgibbon

Freshly Painted Lowset with Parkland Outlook —Walk to Everything




Perfectly positioned in a quiet street and overlooking the beautiful Kimberly Park, this freshly painted contemporary lowset home combines style, comfort, and unbeatable convenience. Within walking distance to Carseldine train station, this home is ideal for buyers seeking a low-maintenance lifestyle with a serene parkland aspect and no body corporate fees.

Immaculately presented and ready to move straight into, the home features fresh neutral paint, brand new carpet, and air-conditioning throughout. Whether you're looking to live in or rent out, this is a turn-key opportunity in one of Fitzgibbon Chase's most desirable pockets.

Lifestyle & Location Highlights

Located within a tightly held enclave, this home offers the best of both worlds - peace and privacy, yet moments from every convenience. You're just:

- 14km from the Brisbane CBD
- 10 minutes to Westfield Chermshire Shopping Centre
- Close to Brisbane Airport and major transport links

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FOR SALE

For Sale Now

AGENTS

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AGENCY

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(07) 3263 6022

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.

 **LJ Hooker**

- Surrounded by excellent schools, including the new Holy Spirit Catholic High School
- A short stroll to "The Nest" retail precinct, with cafes, restaurants, childcare, and specialty stores

Property Features

- Modern lowset design with quality finishes and a cathedral ceiling (up to 4m high) over living/dining
- Chef's kitchen featuring stainless-steel appliances, 6-burner gas cooktop, 900mm oven, glass splashback, and ample storage
- Open plan living and dining that flows seamlessly to a private courtyard - ideal for entertaining or relaxing
- Three spacious bedrooms with built-ins, including a master with ensuite and walk-in robe
- Family bathroom with separate bath and shower
- Secure double remote lock-up carport accessed from Kosciusko Lane
- Pet-friendly and set on its own freehold block (no body corporate fees)
- Internal laundry, security screens, blinds, insulation, NBN connectivity
- Excellent rental yield and depreciation potential

Every now and then, something truly special comes along - and this home is one not to miss. Combining space, privacy, and modern living, it offers a rare opportunity to secure a quality home in a sought-after, high-growth location. To arrange your inspection or for further details, contact Daniel Waters today.

Quick Facts

Year Built: Circa 2013

Aspect: North facing

Occupancy Status: Currently Vacant

Land Size: 198sqm

Rates: \$542.08 P/Qtr

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

School Catchments: Taigum State School, Aspley State High School

MORE DETAILS

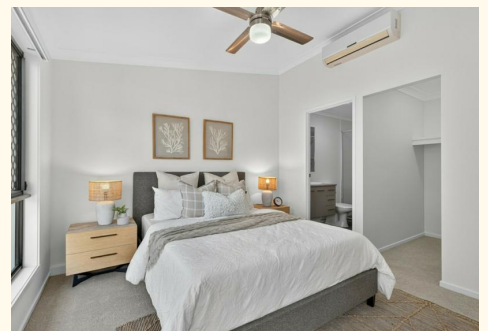
Property ID	3B5BF1R
Property Type	House
Land Area	198 m2
Including	Ensuite Air Conditioning Toilets (2) Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Liveability

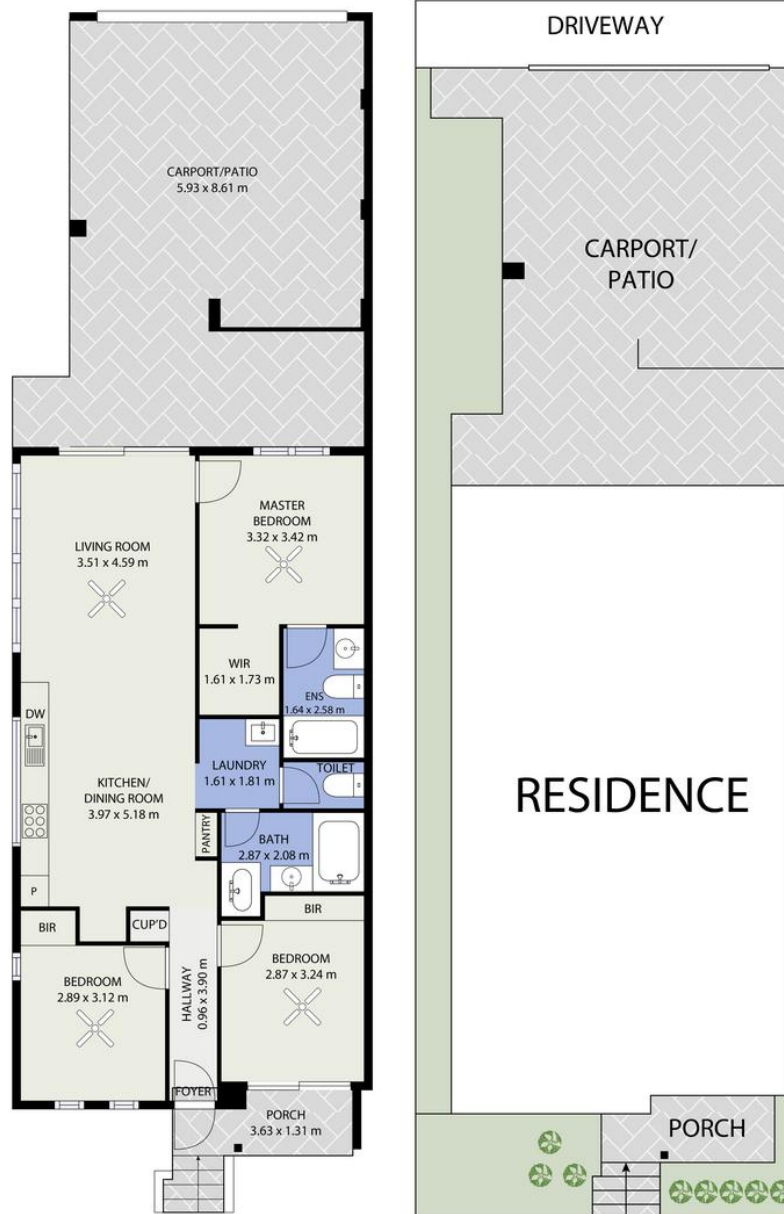
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4 Kimberly Park Way, Fitzgibbon, Queensland, 4018
TOTAL APPROX. FLOOR AREA 89 SQ.M

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.

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