

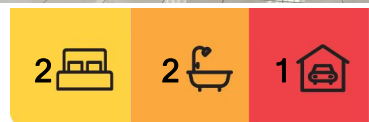


## Fitzgibbon, 52 Hinchinbrook Avenue

Modern Lowset, No Body Corp., Walk to Shops/Train

Perfectly positioned on a whisper quiet street, within short walking distance of the Carseldine train station and local retail precinct (coffee shop, restaurants, childcare), this modern lowset home is the ultimate. Contemporary in design and with a wonderful floor plan, the home is on its own block of land, is pet friendly and doesn't have any costly body corporate fees payable.

Featuring neutral internal paint work, quality flooring and a high standard of finish throughout, this is a home that provides the perfect 1st impression. The desirable lowset layout includes 2 sizeable bedrooms, 2 well-appointed bathroom, a Caesarstone kitchen with gas cook top and a spacious living/dining area. The living area extends out seamlessly to a covered pergola and courtyard which is ideal for outdoor dining/relaxation. The home is on a corner block with a north/east facing aspect that captures plenty of natural light and cool breezes.



**For Sale**  
For Sale Now

**View**  
[ljhooker.com.au/39GPF1R](http://ljhooker.com.au/39GPF1R)

**Contact**  
**Daniel Waters**  
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**LJ Hooker Aspley | Chermide**  
**(07) 3263 6022**

The home's chic modern design is complemented by its coveted location, which is a 3-minute drive from Bracken Ridge Plaza (Coles), 2-minutes from Taigum Shopping Centre (Coles & Aldi) and a 10-minute walk to the Carseldine train station. Positioned within the tightly held enclave of Fitzgibbon Chase, the location is within 14km of CBD, 10-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 is an abundance of parkland close by and a variety of excellent public and private schools within a convenient distance of the home including the new Holy Spirit College Catholic High School.

Every now and again something extra special comes along, and this property is certainly one not to be missed.

#### Special Features Include:

- \* The contemporary design incorporates neutral paintwork, quality fixtures and fittings, air-conditioning, ceiling fans, plantation shutters and an exceptional attention to detail throughout
- \* Open plan living/dining area with beautiful contemporary tiles throughout
- \* A contemporary Caesarstone galley style kitchen with quality stainless steel appliances including a 4-burner gas cooktop, oven and dishwasher
- \* Living/dining area flows out seamlessly to a covered pergola and courtyard, perfect for outdoor dining/relaxation
- \* 2 spacious built-in bedrooms
- \* 2 quality bathrooms
- \* Single carport and plenty of street parking available
- \* Security screens, blinds, an abundance of storage, recycled water system and insulation installed
- \* Outstanding rent and tax depreciation potential
- \* The property is rented until September 2025 to an excellent tenant for \$530 per week
- \* Freehold - just like a house, on its own block of land and with no Body Corporate fees payable

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 or JACOB BALL.

#### Quick Facts:

Year Built: 2011

Land Size: 154sqm

Are there Body Corporate Fees Payable: No, the property is freehold

Council Rates: Approximately \$594.40 per Quarter

Vacant or Rented: Currently rented until September 2025 to an excellent tenant for \$530 per week

School Catchments: Taigum State School and Aspley State High School



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## More About this Property

<b>Property ID</b>	39GPF1R
<b>Property Type</b>	House
<b>Land Area</b>	154 m2
<b>Including</b>	Air Conditioning Courtyard Dishwasher Built-in-Robes Liveability

**Daniel Waters 0412 847 849**

Principal, Registered Valuer and Sales Consultant | [dwaters@ljhooker.com.au](mailto:dwaters@ljhooker.com.au)

**Jacob Ball 0417 649 903**

Co-Agent “ Daniel Waters Team | [jball@ljhooker.com.au](mailto:jball@ljhooker.com.au)

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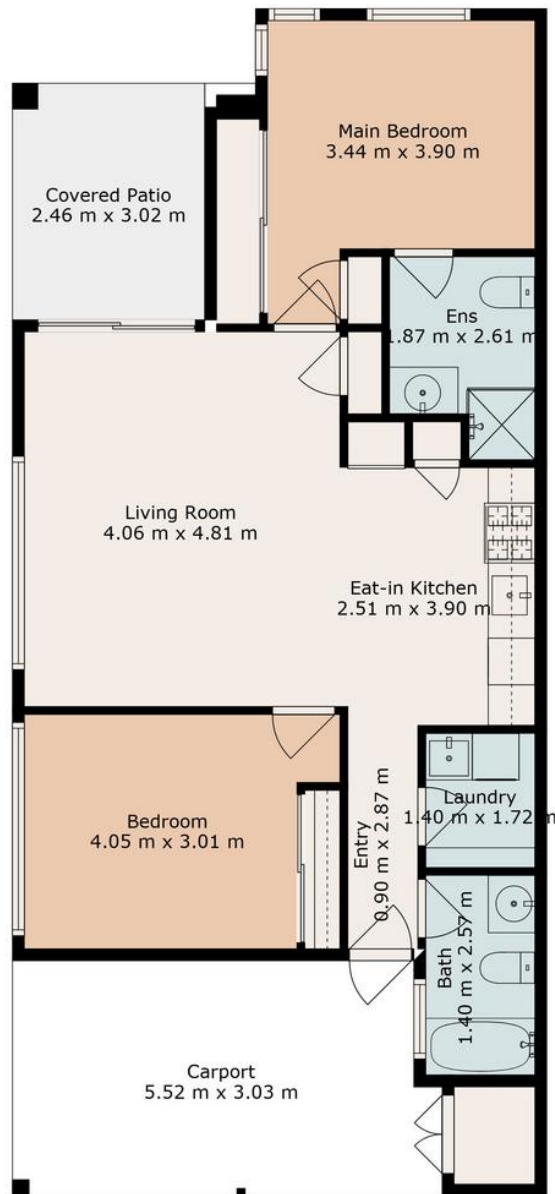
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Whilst every attempt has been made to ensure accuracy,  
Floor Plans are representative and should be used as a guide only

**LJ Hooker**