



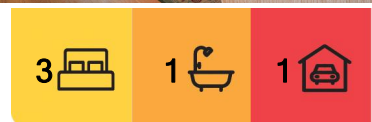
Fitzgibbon, 6 Camphor Laurel Close

Meticulously Presented Lowset in Whisper Quiet Cul De Sac...

Set on a whisper quiet cul de sac, this beautifully appointed lowset home will appeal to a buyer seeking something so much better than the average. Immaculately 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 two-way bathroom, an open plan living/dining area, a well-appointed kitchen with upgraded appliances, a north facing alfresco entertaining area and a low maintenance backyard. There is also a single lock-up garage with internal access.

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



For Sale
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View
ljhooker.com.au/394GF1R

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& Aldi). Positioned within the tightly held enclave of Fitzgibbon, the location is within approximately 13km of CBD, a short drive from Westfield Chermshire 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.
- * The home has had 1 owner since new, and has been meticulously maintained
- * A lovely open plan living/dining area adjoins the kitchen
- * The sizeable kitchen is in excellent condition and includes a breakfast bar, an abundance of bench space and storage, plus upgraded appliances
- * The covered alfresco entertaining area is a lovely north facing space that can accommodate a table and outdoor lounge
- * 3 bedrooms with built-in wardrobes
- * The master bedroom overlooks the backyard, has a walk-through robe and direct access to a two-way bathroom
- * Single lock-up garage (remote door) within internal access
- * A wonderful backyard providing plenty of space for gardeners, children and pets
- * Additional features include air-conditioning, modern ceiling fans, quality blinds/curtains, an abundance of storage and NBN available

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

QUICK FACTS:

Year Built: Circa 1993

Builder: AV Jennings (Same owner since new)

Land Size: 319sqm

Rates: \$415.28 per quarter (Approx.)

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

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



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More About this Property

| | |
|----------------------|---|
| Property ID | 394GF1R |
| Property Type | House |
| Land Area | 319 m ² |
| Including | Air Conditioning Toilets (1) Dishwasher |

Daniel Waters 0412 847 849

Principal, Registered Valuer and Sales Consultant | dwaters@ljhooker.com.au

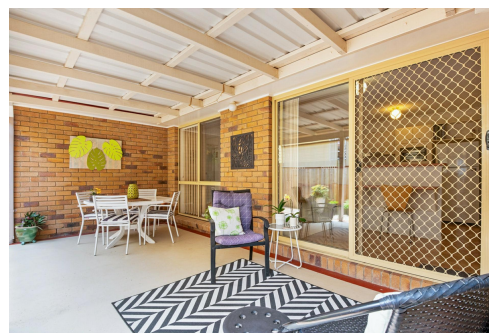
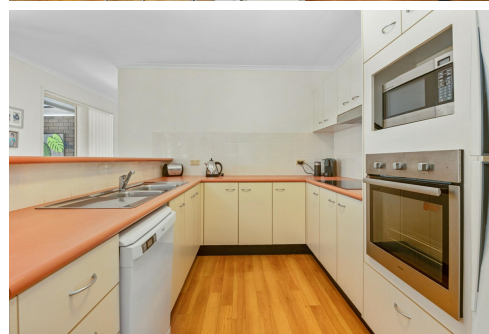
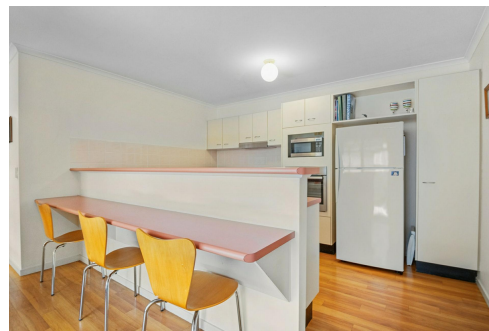
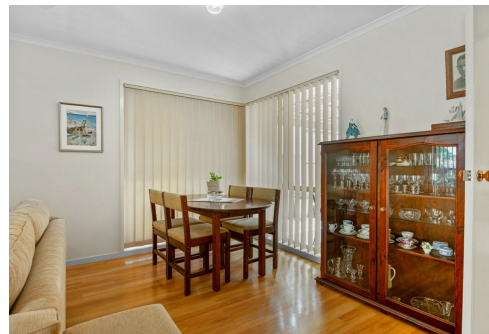
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Whilst every attempt has been made to ensure accuracy,
Floor Plans are representative and should be used as a guide only

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