



## Fitzgibbon, 6 Hibiscus Circuit

Freshly Painted Lowset Brick Home- Walk to Train

Positioned on a quiet inside street, within short walking distance of the Carseldine train station, this well-appointed lowset brick home will appeal to buyers seeking a low maintenance home or investment in an ultra-desirable location.

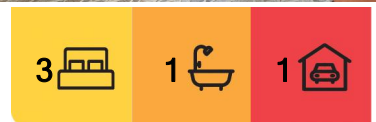
The spacious floorplan includes 3 sizeable bedrooms, an open plan living/dining area, a two-way bathroom, well-appointed kitchen with modern appliances and a covered alfresco entertaining area which overlooks the level backyard. The home has a fresh white paint palette internally and is ready to move into or rent out immediately.

The 337sqm block is fully fenced and provides a decent sized back lawn and garden perfect for families and pets. Buyers needing car accommodation will appreciate the single lock-up garage, plus extra sealed space.

The home's high standard of presentation and wonderful floorplan are complemented by its



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**For Sale**  
For Sale Now

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[ljhooker.com.au/38YPF1R](http://ljhooker.com.au/38YPF1R)

**Contact**  
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**LJ Hooker Aspley | Cherside**  
**(07) 3263 6022**

coveted location, which 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 Westfield Chermshire Shopping Centre and provides easy access to the Brisbane Airport, Sunshine Coast and Gold Coast. The Carseldine train station is within a 4 minute walk of the home and buses also operate from the train station. 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.

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

#### Special Features Include:

- \* Low maintenance, lowset construction (brick with a tile roof). The home has a fresh white paint palette and presents well internally. Buyers will likely want to upgrade the carpet in the bedrooms.
- \* 3 built-in bedrooms, master bedroom opens out onto a private covered pergola
- \* A spacious open plan lounge/dining area
- \* A neat and tidy kitchen with quality appliances and an abundance of bench space and storage
- \* Well-appointed 2-way bathroom with separate bath and shower
- \* A beautiful covered entertaining area is perfect place for year-round enjoyment and overlooks the back yard
- \* Separate laundry
- \* Single lock-up garage with internal access
- \* Low maintenance back yard with plenty of space for the kids or a puppy.
- \* Other features include air-conditioning, security screens, a garden shed and perimeter fencing.

Astute buyers seeking something so much better than the average will appreciate the amazing value on offer. To arrange your viewing, please contact DANIEL WATERS or JACOB BALL.

#### Quick Facts:

Year Built: Circa 1996

Land Size: 337sqm

Vacant or Tenanted: Currently vacant

Council Rates: \$ 494.40/Quarter

Rent Appraisal: Circa \$600-\$650 per week

School Catchments: Taigum State School and Aspley State High School



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## More About this Property

<b>Property ID</b>	38YPF1R
<b>Property Type</b>	House
<b>Land Area</b>	337 m <sup>2</sup>
<b>Including</b>	Dishwasher Outdoor Entertaining

### Daniel Waters 0412 847 849

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

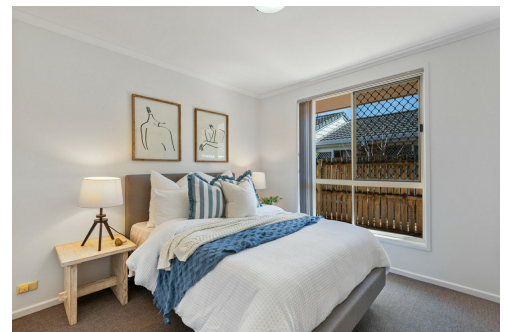
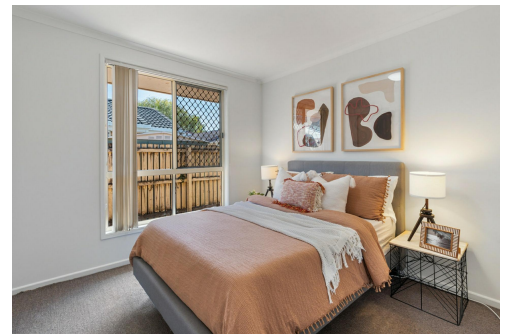
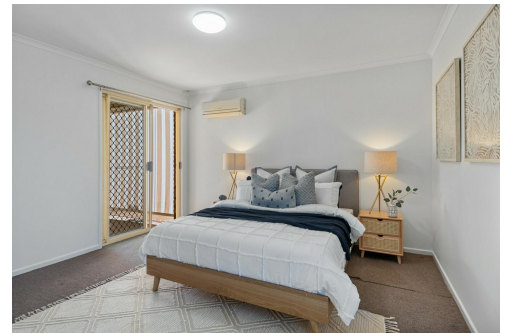
### Jacob Ball 0417 649 903

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

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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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