




6 Millstream Lane, Fitzgibbon

## Spacious Freehold Townhome with Large Backyard & No Body Corp

Perfectly positioned on its own freehold block with no body corporate fees payable, this contemporary townhome presents an exceptional opportunity for buyers seeking low maintenance living without compromising on space, comfort or convenience.

Occupying a desirable corner position with a prized north/east aspect, the home is filled with natural light and offers a functional two-storey layout designed for relaxed modern living. The spacious downstairs living and dining areas connect effortlessly with the well-appointed kitchen, covered alfresco entertaining area and large level backyard, creating the ideal setting for entertaining family and friends.

Upstairs, the home features three generously sized bedrooms, a versatile sitting area/study and a well-presented family bathroom complete with both a separate bath and shower. Beautifully maintained throughout, the property is enhanced by quality finishes including high ceilings downstairs, air-conditioning, ceiling fans, security screens and neutral paintwork.

3  1  1 

**FOR SALE**

Please Call

**AGENTS**

Daniel Waters  
0412 847 849  
dwaters@ljhooker.com.au

**AGENCY**

LJ Hooker Aspley | Chermside  
(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**

Located within walking distance of the retail heart of Fitzgibbon and Carseldine train station, the home also enjoys close proximity to Coles, Aldi, Westfield Chermshire and easy access to the Brisbane CBD.

The property is currently rented to an excellent tenant for \$620 per week.

Whether you are searching for your first home, downsizing or adding to your investment portfolio, this is an outstanding opportunity in a high growth and highly convenient location.

#### Key Features:

- Freehold townhome on its own block of land with no body corporate fees
- Prime corner position with desirable north/east aspect
- Spacious two-storey floorplan with excellent natural light
- Open plan living and dining flowing to alfresco entertaining area
- Well-appointed kitchen offering an abundance of benchspace and storage, gas cooktop, oven and dishwasher
- Large level backyard ideal for children and pets
- 3 sizable bedrooms, plus upstairs sitting area/study
- Well-presented family bathroom with separate bath and shower
- Single lock-up garage
- High ceilings downstairs, air-conditioning, ceiling fans and security screens
- Neutral paintwork and quality finishes throughout
- Walking distance to Fitzgibbon retail precinct and Carseldine train station
- Within 5 minutes of Coles and Aldi
- Approximately 12 minutes to Westfield Chermshire and 14km to Brisbane CBD

Act quickly to avoid missing out. For more information or to arrange your inspection, contact Daniel Waters today.

#### Key Details:

Land Size: 187sqm

Aspect: East Facing (a corner position that amplifies the north/east aspect)

Year Built: Circa 2014

Council Rates: Approx. \$TBC

Current Rent Return: \$620 per week (market rent approx.. \$650-700 per week)

School Catchments: Taigum State School & Aspley State High School

#### MORE DETAILS

Property ID	3C8HF1R
Property Type	House
Land Area	187 m2
Including	Dishwasher

#### Daniel Waters 0412 847 849

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

#### LJ Hooker Aspley | Chermshire (07) 3263 6022

1359 Gympie Road, ASPLEY QLD 4034

[aspley.ljhooker.com.au](http://aspley.ljhooker.com.au) | [aspley@ljhooker.com.au](mailto:aspley@ljhooker.com.au)



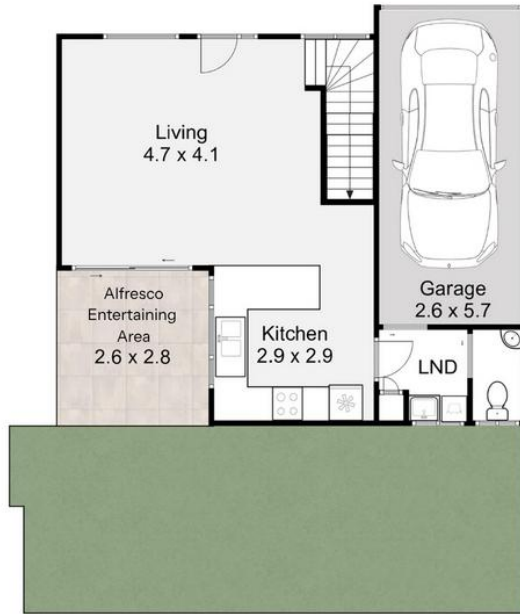


6 Millstream Lane  
FITZGIBBON

- 3 Bed
- 1 Bath
- 1 Car

Internal : 109m<sup>2</sup>  
External : 14m<sup>2</sup>  
Total Area : 123m<sup>2</sup>

Disclaimer: This floorplan is strictly for illustrative purposes only. All measurements are approximate and buyers should make their own enquiries as to the accuracy of the information displayed herein. Floorings, colours, textures and items used are not indicative and are for visual display purposes only. No responsibility will be taken for any errors or omissions. Floorplan created by fastfocus.au



GROUND FLOOR



FIRST FLOOR