

## Fitzgibbon, 64 Macquarie Circuit

Your Dream Home Realised —Showcasing Absolute Lifestyle Perfection

Perfectly set on a wonderful inside street lined with contemporary homes, this faultless two storey dream home is the ultimate. With multiple living areas, a practical layout and brilliant proportions; this home is awaiting a buyer seeking the best in location, quality, functionality and style. The home has been architecturally designed with high ceilings, an abundance of light catching windows and a seamless flow from the living/dining out to the covered rear alfresco entertaining area.

The home's chic modern design is complemented by its coveted location, which backs onto a leafy nature reserve and is a 5-minute drive to the Carseldine train station. Positioned within the newest pocket of Fitzgibbon Chase, the location is within 14km of CBD, 10 minutes from Westfield Chermshire Shopping Centre, 4 minutes from Bracken Ridge Plaza (Coles and specialty stores) and provides easy access to the Brisbane Airport. Being a family friendly location, there is an abundance of parkland close by and a



**For Sale**  
Offers over \$1,029,000

**View**  
[ljhooker.com.au/39WNF1R](http://ljhooker.com.au/39WNF1R)

**Contact**  
**Daniel Waters**  
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**Jacob Ball**  
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**LJ Hooker Aspley | Chermshire**  
**(07) 3263 6022**

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variety of excellent public and private schools within a convenient distance of the home including the new Holy Spirit College Catholic High School.

#### Special Features Include:

- \* Low maintenance, two storey construction. Custom designed to take full advantage of this dress circle location, the home incorporates high ceilings, oversized windows, quality floor coverings and an exceptional attention to detail throughout.
- \* The wide central entrance provides an amazing 1st impression
- \* A masterful mix of generously proportioned living options for the large family including a living/dining room and a family retreat upstairs which provides separation in a busy home
- \* The living/dining area flows out seamlessly to the alfresco entertaining area which overlooks the parkland reserve behind. The home is securely raised above the reserve.
- \* The stunning Caesar stone kitchen is the social hub of the home and features an Island bench, quality cabinetry and Omega stainless steel appliances including a 5-burner gas cook top, 900mm oven and dishwasher. The walk-in pantry provides exceptional storage.
- \* 4 sizeable built-in bedrooms upstairs; The luxurious master suite features a private balcony, walk-in robe and ensuite with dual basin vanity.
- \* 2 beautiful quality bathrooms with Caesar stone vanities and floor to ceiling tiles, plus a powder room downstairs
- \* Double remote garage and generous driveway parking
- \* Low maintenance landscaping
- \* Cool all year round with ducted air-conditioning and ceiling fans
- \* 6.6Kw Solar system (24 panels), quality blinds, an abundance of storage, LED downlighting, gas continuous flow hot water system, termite barrier, recycled water system, insulation installed and NBN available
- \* Outstanding rent and tax depreciation potential for savvy investors

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.

#### QUICK FACTS:

Year Built: Completed November 2016

Builder: GJ Gardner Homes

Floor Area: 259.84sqm

Land Size: 250sqm

Ceiling Heights: 2,740mm downstairs, 2,440mm upstairs

Market Rent Assessment: \$850.00 - \$870.00 per week (The home is currently vacant)

Solar Panels: 6.6Kw - 24 Panels

School Catchments: Norris Road State School and Sandgate District State High School



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## More About this Property

<b>Property ID</b>	39WNF1R
<b>Property Type</b>	House
<b>Land Area</b>	250 m2
<b>Including</b>	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Remote Garage Solar Panels Liveability

### Daniel Waters 0412 847 849

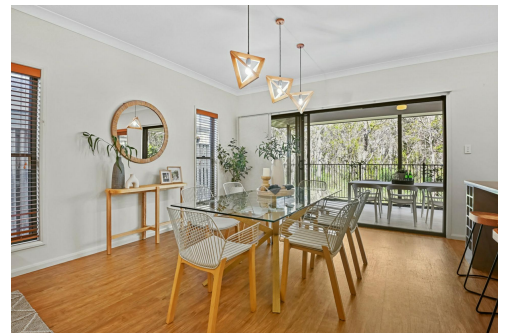
Business Owner, Sales Consultant and Registered Valuer |  
dwaters@ljhooker.com.au

### Jacob Ball 0417 649 903

Co-Agent â€“ Daniel Waters Team | jball@ljhooker.com.au

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

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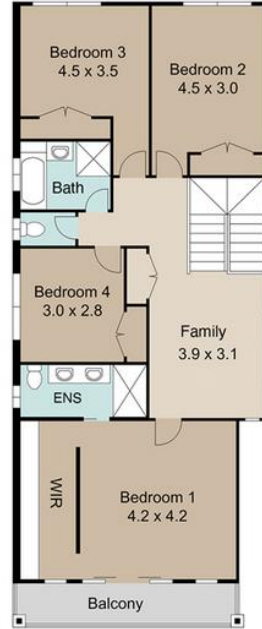
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Ground Level



First Level

**Internal 185 m<sup>2</sup> | External 75 m<sup>2</sup> | Total 260 m<sup>2</sup>**



*Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty.*