



70 Silkyoak Circuit, Fitzgibbon

Beautifully Appointed 4 Bedroom Lowset - Walk to the Train

Perfectly positioned in a quiet and family-friendly pocket of Fitzgibbon, this well-presented lowset brick home offers an outstanding combination of comfort, convenience and easy living. Set on a level 431sqm block with a desirable north/east facing aspect, the property provides a wonderful opportunity for families, first-home buyers, downsizers or astute investors seeking a quality home in a highly convenient location.

Inside, the home features a practical and versatile floorplan designed for easy everyday living. Four spacious bedrooms provide plenty of accommodation, with the main bedroom complemented by its own ensuite and walk-in robe. The central kitchen is well appointed with updated appliances and connects naturally with the family and dining area, while a separate living room provides valuable additional space for relaxing or entertaining. Neutral interiors, quality flooring, security screens, blinds and air-conditioning ensure the home is comfortable and ready to enjoy from day one. Best of all, the property is vacant and ready for its new owners to simply move straight in.

4 2 1

FOR SALE

For Sale Now

VIEW

Mon 12th Oct @ 5:00PM - 5:30PM

AGENTS

Daniel Waters
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AGENCY

LJ Hooker Aspley | Chermside
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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.



Outside, the huge level backyard is sure to appeal to families, children and avid gardeners alike. With plenty of open space, it provides a wonderful setting for children to play, entertaining with family and friends, or simply enjoying the outdoors.

Property Highlights

- Well-presented lowset brick home in a quiet Fitzgibbon pocket
 - Level 431sqm block with desirable north/east facing aspect
 - Four spacious bedrooms
 - Main bedroom with ensuite and walk-in robe
 - Versatile floorplan with separate living and family/dining areas
 - Well-appointed kitchen with updated appliances
 - Neutral paintwork and quality flooring throughout
 - Air-conditioning, security screens and blinds
 - Huge family-friendly backyard
 - Single carport
- " Vacant and ready to move straight into
" Excellent rental return of approximately \$725—\$750 per week

A Wonderful Lifestyle Location

The location is exceptionally convenient, with Carseldine Train Station, Holy Spirit College and the popular Saturday Carseldine Farmers Markets all within easy walking distance. The Nest retail precinct, with its coffee shop and convenient local amenities, is also close by, while a family-friendly park at the end of the street provides a wonderful space for children and outdoor activities. With easy access to Brisbane's CBD, Brisbane Airport, Westfield Chermside and major road networks connecting you north towards the Sunshine Coast and south towards the Gold Coast, this is a location that makes everyday living exceptionally easy.

Whether you're searching for a comfortable family home, a peaceful place to live or a sound investment with strong rental appeal, this lovely Fitzgibbon property deserves your immediate attention. Please contact Daniel Waters for further information.

Quick Facts:

Land Area: 431sqm

Year Built: Circa 1996

Aspect: North/East Facing

Occupancy Status: Vacant —Ready to move into or rent out immediately

Market Rent Assessment: \$725-750 per week

DISCLAIMER: All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate and accept no liability for errors or omissions. (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.

MORE DETAILS

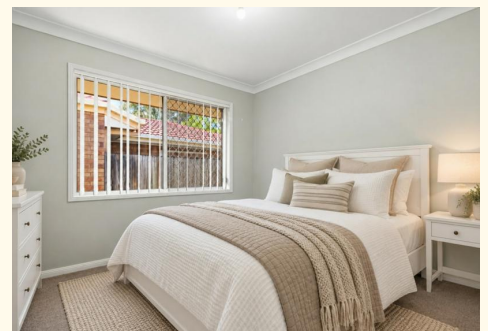
Property ID	3CS8F1R
Property Type	House
Land Area	431 m2
Including	Air Conditioning
	Built-in-Robes
	Fully Fenced

Daniel Waters 0412 847 849

Business Owner, Sales Consultant and Registered Valuer |
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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