

Fitzgibbon, 75 Cambridge Crescent

Meticulously Presented Two-Storey Home Backing onto Nature Reserve

Nestled in a serene and sought-after location, this beautifully appointed two-storey brick home offers a perfect blend of comfort and elegance. Backing onto a lush parkland reserve, the property provides an unparalleled sense of privacy and tranquility, with picturesque views of nature right at your doorstep. From its thoughtfully designed interior to the stunning outdoor space, every detail of this home has been meticulously maintained and upgraded to provide a home that can be moved into or rented out without any work required.

The practical floorplan includes a spacious open plan living/dining area, which adjoins a well-appointed kitchen and extends out seamless to an impressive alfresco entertaining area and tastefully landscaped lawn and garden. The home has 3 sizeable bedrooms and 2 recently renovated bathrooms upstairs. There is a single lock-up garage, plus a wide sealed driveway that can accommodate additional vehicles, including a caravan/boat.



Disclaimer: 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.

SOLD

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LJ Hooker Aspley | Chermide
(07) 3263 6022

The home's high standard of presentation and wonderful floorplan are complemented by its coveted location, which is positioned on a quiet inside street, within a short 5-minute drive of Bracken Ridge Plaza (Coles) and walking distance to 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 Chermside Shopping Centre and provides easy access to the Brisbane Airport, Sunshine Coast and Gold Coast. The Carseldine train station is within a 3-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.

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

Special Features Include:

- * Low maintenance, two-storey brick construction (upgraded Colourbond roof). The home has always been owner occupied and presents to an incredibly high standard. Recent renovation works include (but not limited to) fresh internal/external paintwork, upgraded air-conditioning, new solar system, 2 x refurbished bathrooms and a new preventative termite chemical barrier.
- * The home has an ideal north facing aspect to the rear and adjoins a leafy nature reserve
- * A spacious open plan living/dining area adjoins the kitchen and extends out seamlessly to the alfresco entertaining area
- * A quality kitchen with breakfast bar, an abundance of bench space and storage, and quality appliances including a gas cook top, oven and dishwasher
- * 3 sizeable built-in bedrooms upstairs; Master with ensuite and walk-in robe.
- * 2 beautifully renovated bathrooms. The family bathroom includes a shower, bath and separate toilet. There is also a powder room downstairs.
- * The covered alfresco entertaining area can accommodate a large table and outdoor lounge and captures a north facing outlook towards the reserve behind. This amazing entertaining and relaxation space overlooks the backyard and garden.
- * The tastefully landscaped lawn and garden provides sandstone edging, a level lawn and established plants. It offers a private urban escape that will suit families, gardeners and pets. There is easy side access and a large garden shed.
- * Internal laundry
- * A single lock-up garage with internal access, plus an abundance of space and easy access for a caravan or boat. The garage is air-conditioned and has been utilised in the past as a home office (floor lined with commercial grade carpet).

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 or JACOB BALL.

Quick Facts:

Year Built: Circa 1999



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Land Size: 410sqm

Vacant or Tenanted: Owner Occupied

Council Rates: \$402.15/Quarter

Rent Appraisal: Circa \$750-800 per week

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

More About this Property

Property ID	39VGF1R
Property Type	House
Land Area	410 m2
Including	Ensuite Air Conditioning Dishwasher

Daniel Waters 0412 847 849

Business Owner, Sales Consultant and Registered Valuer |
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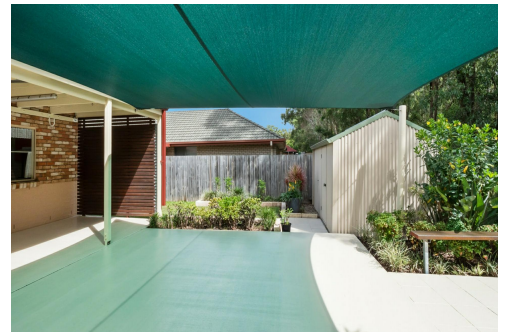
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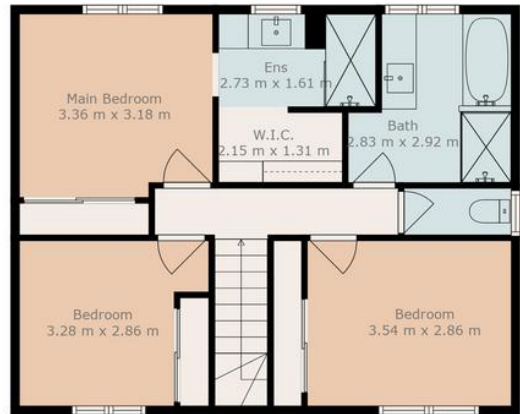


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Ground Floor



First Floor

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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