



9 Cambridge Crescent, Fitzgibbon

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## Exquisitely Renovated Lowset with Detached Multi-Purpose Shed

**FOR SALE**

Under Contract by Daniel Waters

**AGENTS**

Daniel Waters

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**AGENCY**

LJ Hooker Aspley | Chermside

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Set on a north facing 400sqm block in a tightly held pocket of Fitzgibbon, this exquisitely renovated lowset home includes an incredible detached multi-use shed that provides a family retreat, studio or work from home space.

The home has been extensively renovated and features fresh neutral paintwork, Italian timber look tile flooring, upgraded LED downlighting and electrics, air-conditioning and quality curtains and blinds. The practical lowset floorplan includes an open plan living/dining area, a chic modern kitchen with soft close cabinetry, a beautifully appointed bathroom, a luxe master suite with dressing room, a 2nd bedroom and a study. The covered alfresco entertaining area overlooks the level backyard and links the main home with the multi-use shed.

Buyers needing vehicle accommodation will appreciate the covered carport, 2nd driveway for a another vehicle or caravan and a sealed pad for a trailer behind the carport.

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

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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 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 Chermiside Shopping Centre and provides easy access to the Brisbane Airport, Sunshine Coast and Gold Coast. The Carseldine train station is within an easy 15 minute walk of the home and buses operate just around the corner. Being a family friendly location, there are a variety of excellent public and private schools within a convenient distance, including the 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 close by 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 rendered brick construction with a tile roof. The home has been exquisitely renovated by its long-term owner occupier and can be moved into or rented out immediately.
- A north facing 400sqm block on a whisper quiet street, just metres from parkland
- Recent upgrades include a new kitchen, new bathroom, updated laundry, flooring timber look Italian ceramic tiles), fresh neutral paintwork, LED lighting/electrics, air-conditioning/fans and quality curtains/blinds. This home sparkles like new and is seriously impressive!
- 2 spacious bedrooms including a luxe master suite with dressing room
- Open plan living/dining area interacts well with the kitchen and alfresco entertaining area
- The dream kitchen with a breakfast bar, quality appliances (dishwasher, oven and gas cook top), oversized pantry and soft close drawers. The kitchen overlooks the alfresco entertaining area and backyard.
- The study includes a desk and excellent built-in storage
- A stylish family bathroom with shower recess, vanity and separate toilet
- The covered alfresco entertaining area overlooks the backyard and acts as another living space
- An incredible multi-purpose shed provides a wonderful open plan family retreat, studio or work from home space. Stylishly presented, it includes high ceilings, light catching windows, a laundry and powder room. This is an amazing space that will appeal to all buyer types.
- Excellent vehicle accommodation including a covered carport, 2nd driveway for a vehicle or caravan and sealed pad for a trailer behind the carport.
- A level 400sqm block providing plenty of space for a gardener, children or pets. The yard is private, fully fenced and tastefully landscaped.
- A smaller storage shed provides handy workshop and storage space
- Water tank with pump
- Outstanding rent potential

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:

Land Size: 400sqm

Year Built: Circa 1997, but extensively renovated  
Aspect: North Facing  
Council Rates: TBC  
Rent Assessment: \$650-675 per week  
School Catchments: Taigum State School and Sandgate District State High School

## MORE DETAILS

Property ID	3ANGF1R
Property Type	House
Land Area	400 m2
Including	Study Air Conditioning Toilets (2) Deck Dishwasher Workshop Built-in-Robes Fully Fenced Water Tank Liveability

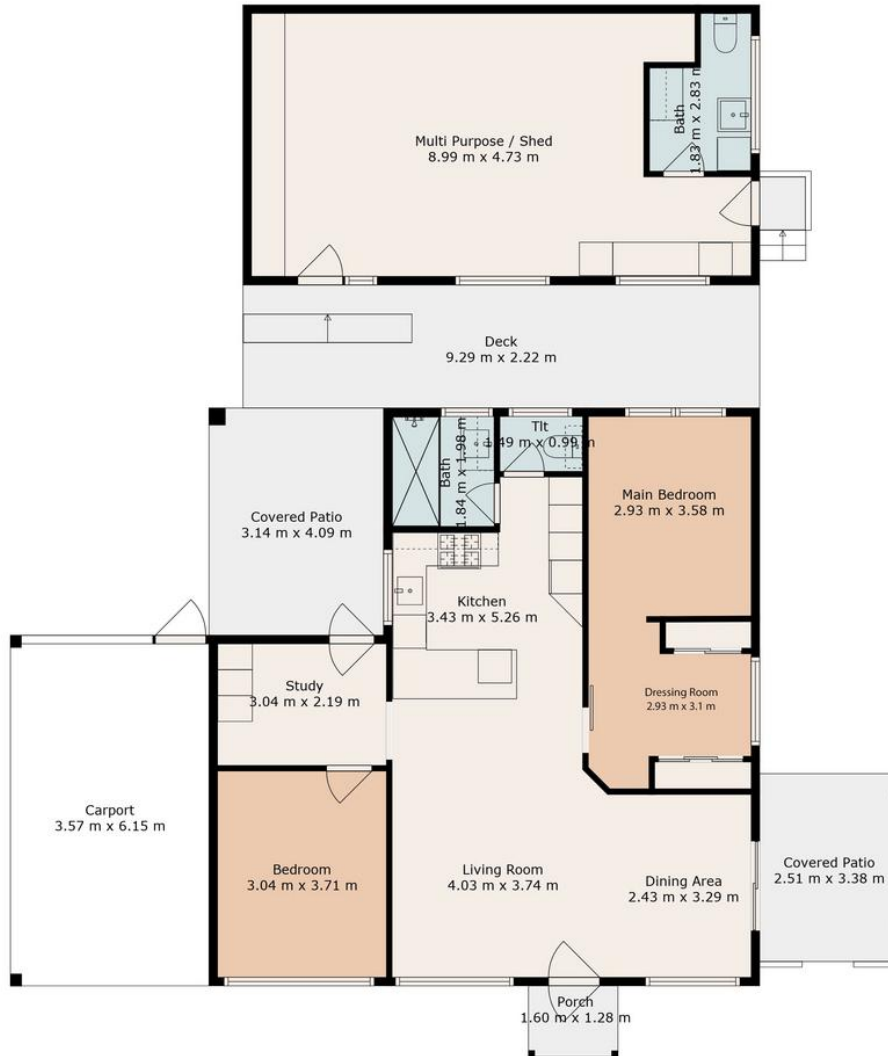
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Whilst every attempt has been made to ensure accuracy,  
Floor Plans are representative and should be used as a guide only