

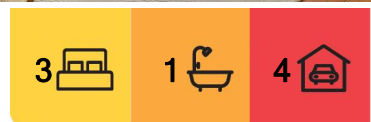
Fitzgibbon, 9 Deakin Close

Immaculate Lowset on Quiet Cul De Sac —Space for your Van

Set at the end of a whisper quiet cul de sac, this beautifully appointed lowset home will appeal to a buyer seeking something so much better than the average. Offering an ultra-desirable north/south aspect and a versatile floorplan, occupiers and investors alike will be impressed with the high standard of presentation and finishes throughout.

The spacious floorplan includes 3 sizeable bedrooms (all air-conditioned), a two-way bathroom, multiple living spaces, well-appointed kitchen with modern appliances and a north facing alfresco entertaining area which overlooks the level backyard.

The 445sqm block is fully fenced and provides a lush Sir Walter lawn perfect for families and pets. Buyers needing car accommodation will appreciate the single lock-up garage, attached carport and sealed space for a large caravan or boat.



For Sale
FOR SALE NOW

View
ljhooker.com.au/387RF1R

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

Jacob Ball
0417 649 903
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LJ Hooker Aspley | Chermside
(07) 3263 6022

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.

The home's high standard of presentation and wonderful floorplan are complemented by its coveted location, which is tucked away in an ultra-private and safe pocket, yet is 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 Chermshire Shopping Centre and provides easy access to the Brisbane Airport, Sunshine Coast and Gold Coast. The Carseldine train station is within a 5 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, lowset construction (brick with a tile roof). The home has been owner occupied and presents to a very high standard.
- * A north/south aspect captures the sunshine and breezes
- * 3 sizeable built-in bedrooms
- * Well-appointed two-way bathroom with separate bath, shower and toilet
- * A quality kitchen with breakfast bar, an abundance of bench space and storage, and modern appliances including a gas cook top, oven and dishwasher
- * A spacious lounge
- * The family/meals area adjoins the kitchen and extends out seamlessly to the alfresco entertaining area
- * The north facing alfresco entertaining area interacts well with the internal spaces and is ideal for outdoor dining/relaxation. This area can accommodate an outdoor table and lounge and overlooks the backyard.
- * Internal laundry
- * A single lock-up garage (drive through door at rear), plus an attached carport. A large sealed driveway can easily accommodate a large caravan or boat
- * Large, level and fully fenced front and rear yard perfect for families, pets and avid gardeners
- * Outstanding rent potential
- * Additional extras includes security screens, blinds, air-conditioning all bedrooms, ceiling fans, solar system, gas hot water system, timber look plank flooring to bedrooms and lounge and a garden shed on concrete slab

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 1998

Land Size: 443sqm

Vacant or Tenanted: Currently vacant after being owner occupied



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Council Rates: \$389.10/Quarter

Rent Appraisal: Circa \$600-\$650 per week

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

More About this Property

Property ID	387RF1R
Property Type	House
Land Area	443 m ²
Including	Air Conditioning Dishwasher

Daniel Waters 0412 847 849

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

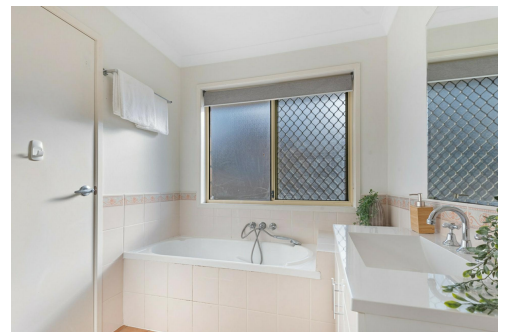
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Co-Agent " Daniel Waters Team | jball@ljhooker.com.au

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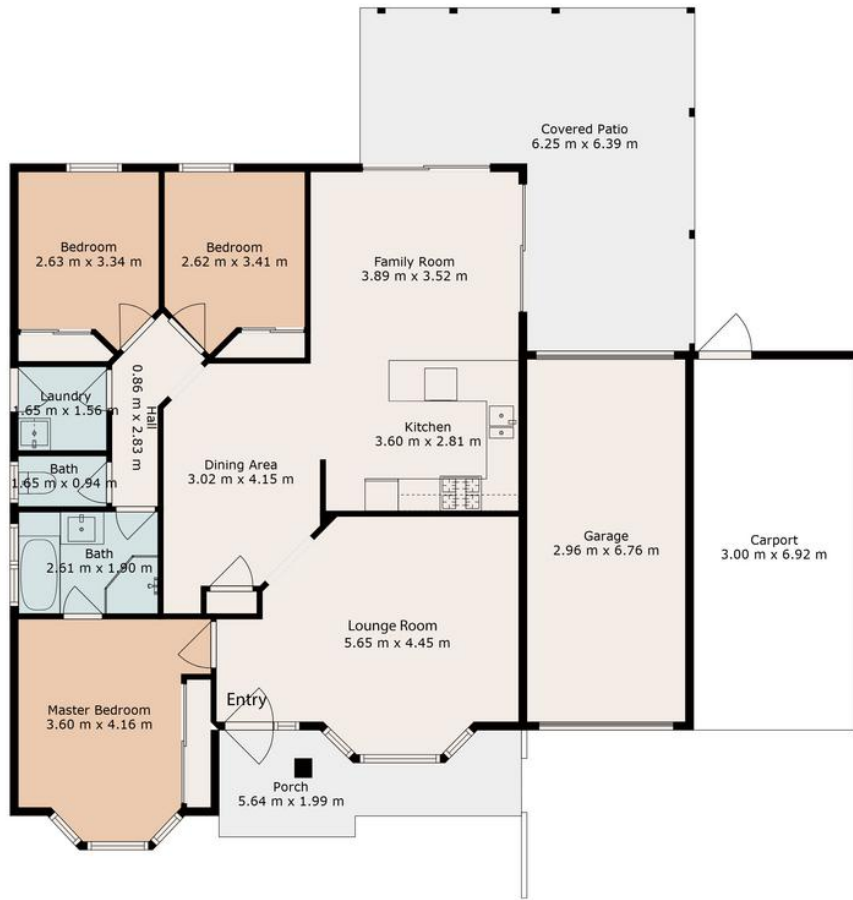
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Whilst every attempt has been made to ensure accuracy,
Floor Plans are representative and should be used as a guide only

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