



15 Conimbla Street, Fitzgibbon

BIG BIG BIG Townhome - 2 x Living Spaces & No Body Corporate

Offering a rare combination of space, privacy and convenience, this beautifully presented townhome provides the feel and functionality of a house without the ongoing cost of body corporate fees. With its own private entrance, desirable north-facing orientation and generous floorplan, the home offers an exceptional level of comfort and flexibility in a highly sought-after Fitzgibbon location.

A standout feature is the two separate living areas on the ground floor, providing far greater flexibility than typically found in townhome living. The open-plan living and dining area creates a wonderful central space for everyday life, while the separate family room offers an ideal second lounge, children's retreat, home office or quiet space to unwind.

The stylish kitchen is well equipped for both everyday living and entertaining, featuring a generous island bench, excellent storage and quality appliances including a gas cooktop, oven and dishwasher. High ceilings, an abundance of windows, downlighting and air-conditioning enhance the sense of space and create a bright and comfortable

3 2 2

FOR SALE
\$879,000 neg.

VIEW
Sat 3rd Oct @ 9:00AM - 9:30AM

AGENTS
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AGENCY
LJ Hooker Aspley | Chermside
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Interested parties must rely solely on their own enquiries.

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environment throughout the lower level.

Upstairs, three well-proportioned bedrooms are serviced by a practical family bathroom and ensuite. A separate powder room downstairs adds further convenience for family living and entertaining.

The home presents to a move in ready standard with neutral paintwork, stylish plank flooring downstairs and brand-new carpet upstairs, while the attractive hardwood staircase adds a touch of warmth and character.

Outside, the private rear courtyard provides an easy-care space for outdoor dining, entertaining or simply enjoying some fresh air.

Parking is well catered for with a single remote-access carport, an additional parking space on the driveway and convenient street parking for guests.

The location is equally impressive. Positioned within easy walking distance of the retail heart of Fitzgibbon, Carseldine train station and local parkland, the home provides exceptional everyday convenience while maintaining a quiet and family-friendly atmosphere.

Westfield Chermside, major hospitals, Brisbane Airport and the Gateway Motorway are also easily accessible, ensuring excellent connectivity across Brisbane.

With its generous proportions, versatile living spaces, quality presentation and rare no-body-corporate ownership structure, this is a home that offers considerably more than the typical townhome and deserves to be inspected.

Things Buyers will Love:

- Stylish townhome with no body corporate fees
- Own individual block with complete ownership
- Desirable north-facing orientation with private entrance
- Three bedrooms, including generous upstairs accommodation
- Two separate living areas on the ground floor
- Open-plan living and dining plus separate family room
- Well-appointed kitchen with island bench and excellent storage
- Quality appliances including gas cooktop, oven and dishwasher
- Two bathrooms plus downstairs powder room
- High ceilings and an abundance of natural light
- Air-conditioning and downlighting
- Stylish plank flooring downstairs
- Brand-new carpet upstairs
- Attractive hardwood staircase
- Low-maintenance rear courtyard
- Single remote-access carport
- Additional driveway parking plus easy street parking
- Walking distance to Carseldine train station
- Walking distance to Fitzgibbon retail precinct and local parkland
- Easy access to Westfield Chermside, hospitals, Brisbane Airport and Gateway Motorway
- Quiet, family-friendly location with excellent connectivity

Act quickly to avoid missing out. For more information or to arrange your inspection, contact Daniel Waters today.

Key Details:

Land Size: 125sqm

Builder: Ausbuild

Total Building Area: 141sqm

Aspect: North Facing

Year Built: Circa 2013

Body Corporate Fees: This is a freehold property with no body corporate fees payable

Council Rates: \$602.64

Occupancy Status: Currently Vacant (ready to move into or rent out immediately)

Building and Pest Report: Yes, available upon inspection

Market Rent Return: \$750-800 per week approx.

School Catchments: Taigum State School & Aspley State High School

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	3CR9F1R
Property Type	Townhouse
Including	Ensuite Toilets (3)

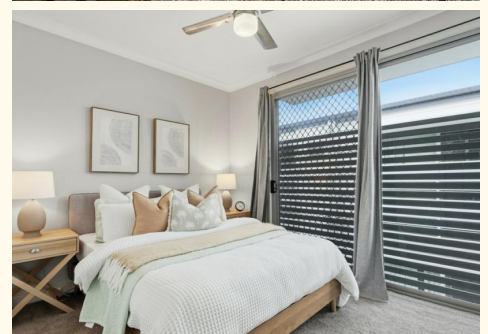
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TOTAL APPROX. FLOOR AREA 108 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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