



6/5 Hibiscus Circuit, Fitzgibbon




## Spacious 3 Bedroom Townhouse with Double Garage - Walk to Train

Perfectly positioned within the fastidiously maintained "Grevillea Gardens", this townhouse offers a north facing aspect and a spacious internal floorplan. The complex is also just a 5-minute walk to the Carseldine train station.

The floorplan includes 3 bedrooms, 2 bathrooms (plus a 3rd toilet downstairs) lounge area, tiled dining area and a kitchen with a breakfast bar. The kitchen and dining area extends out to a low maintenance courtyard and garden. Buyers needing car accommodation will appreciate the double lock-up garage, plus additional visitor parks within the complex.

The property is currently rented until January 2026 to lovely tenants paying \$560 per week. They've indicated they would love to stay should an investor purchase the property.

The townhouse is ideally positioned within an approximate 10-minute drive of Bracken Ridge Plaza (Coles) and Taigum Shopping Centre (Coles & Aldi). Positioned within the tightly held enclave of Fitzgibbon,

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### FOR SALE

For Sale Now

### AGENTS

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

### AGENCY

LJ Hooker Aspley | Chermside  
(07) 3263 6022

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

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. 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 close by and provides a coffee shop, restaurants, childcare and retail specialty stores.

Special Features include -

- A two-storey townhouse within a well-maintained complex
- 3 sizeable built-in bedrooms; Master bedroom with ensuite, walk-in robe and air-conditioning.
- Spacious lounge area with air-conditioning
- The kitchen has plenty of bench space and storage
- A tiled dining area adjoins the kitchen
- A family bathroom with bath, shower and toilet
- Double lock-up garage with internal access
- Internal laundry
- A low maintenance courtyard and garden
- A desirable position within walking distance of the Carseldine Train Station and just a short drive to Coles, Aldi and Westfield Chermshire Shopping Centre

For further information, please contact Daniel Waters.

#### QUICK FACTS:

- Year Built: 1998
- Aspect: North Facing
- Townhouses/Villas in Complex: 25
- Body Corporate Fees: Approx. \$830.65 per quarter (includes 20% discount for on time payment)
- Council Rates: Approx \$548.80 per quarter
- Separately Metered for Water Usage: Yes
- Sinking Fund: Approx. \$335,347.59 (as at September 2025)
- Currently Rented to excellent tenants until January 2026 paying \$560 per week
- School Catchments: Taigum State School and Aspley State High School (walking distance to both St Flannan's Catholic Primary School and Holy Spirit Catholic High School)

#### MORE DETAILS

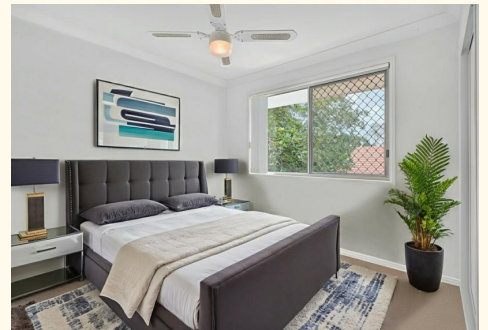
Property ID	3B04F1R
Property Type	Townhouse
Land Area	155 m2

#### Daniel Waters 0412 847 849

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

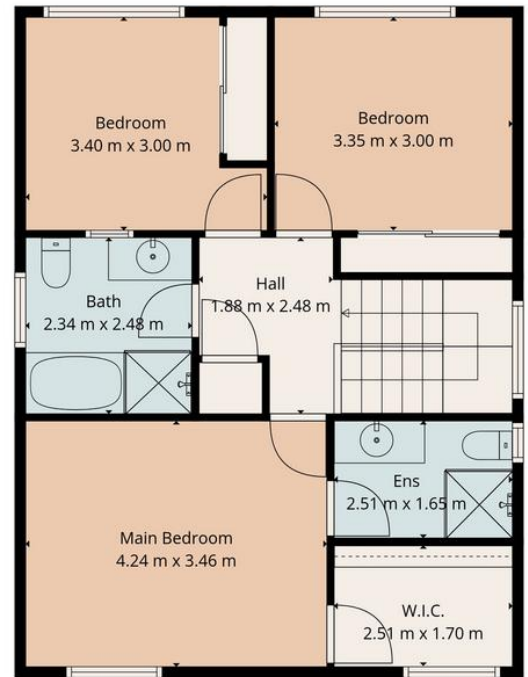
#### LJ Hooker Aspley | Chermshire (07) 3263 6022

1359 Gympie Road, ASPLEY QLD 4034  
 aspley.ljhooker.com.au | aspley@ljhooker.com.au





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