



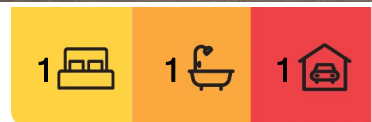
Fitzgibbon, Unit 2/8 Palmerston Lane

Modern Townhome —Walk to Train and Shops

Perfectly positioned on a whisper quiet street, within walking distance of the Carseldine train station, this contemporary north facing townhome will appeal to buyers seeking a wonderful home or no fuss investment at an entry level price.

The home features a two-storey floorplan with most of the living on the upper level. Upstairs includes a living/meals area, well-appointed kitchen, sizeable bedroom and bathroom. A large balcony extends out from the living/meals area and can accommodate an outdoor table. Entry to the home is on the lower level which includes a carport, laundry and access to a courtyard garden (perfect for those wanting a low maintenance outside space).

The home's modern design is complemented by its coveted location, which is a 5-minute drive from both Bracken Ridge Plaza (Coles) and Taigum Shopping Centre (Coles & Aldi), and a 10-minute easy walk to the Carseldine train station. Positioned within the tightly held



For Sale
Offers over \$399,000

View
ljhooker.com.au/38FGF1R

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enclave of Fitzgibbon Chase, the location is within 14km of CBD, 10-minutes from Westfield Chermside Shopping Centre and provides easy access to the Brisbane Airport, Sunshine Coast and Gold Coast. Being a family friendly location, there is an abundance of parkland close by and a variety of excellent public and private schools within a convenient distance of the home including the new Holy Spirit College Catholic High School. The popular "Nest" retail development close by provides a coffee shop/bakery, convenience store, childcare and specialty stores within a 5-minute walk.

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

Special Features Include:

- * Built circa 2012 and presenting to a contemporary standard. The design incorporates quality fixtures and fittings, air-conditioning and block out curtains
- * A wonderful north facing position within a small complex of only 4 units
- * The lower level includes an entry, laundry and access to the low maintenance courtyard garden.
- * A majority of the living space is on the upper level
- * Open plan living/meals area adjoins the kitchen and opens to a well proportioned north facing balcony
- * A contemporary kitchen with laminate bench tops, stainless steel gas cooktop, oven and cupboards
- * A spacious built-in bedroom has a direct access to the balcony via a sliding door
- * Well appointed bathroom with vanity, shower and toilet
- * A covered carport immediately under the townhome
- * Security screens, quality block out blinds, air-conditioning, fans and NBN installed

For further information or to arrange your inspection, please contact DANIEL WATERS or JACOB BALL.

QUICK FACTS:

Year Built: Circa 2012

Units in Complex: 4

Body Corporate Fees: \$2,102.09 per annum

Council Rates: \$483.45 per quarter

School Catchments: Taigum State School and Aspley State High School



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More About this Property

Property ID	38FGF1R
Property Type	Townhouse
Land Area	80 m ²
Including	Toilets (1)

Daniel Waters 0412 847 849

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

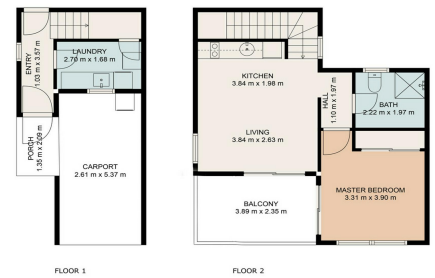
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Whilst every attempt has been made to ensure accuracy, Floor Plans are representative and should be used as a guide only.

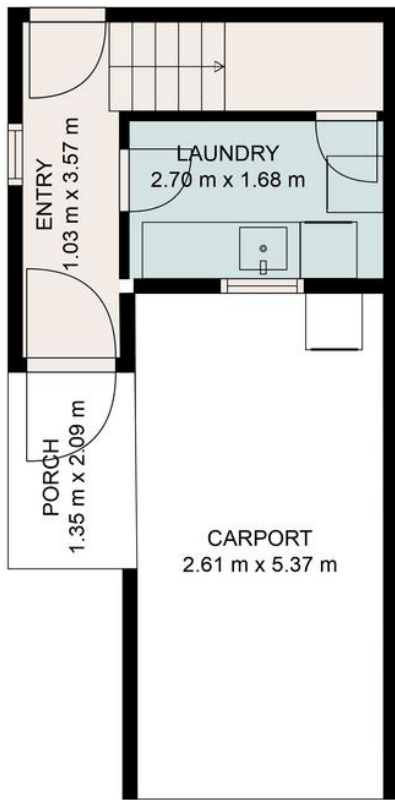
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FLOOR 1



FLOOR 2

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