



Fitzgibbon, 11/9 Orchid Crescent

Incredibly Spacious Townhome with the Dream Backyard

Perfectly positioned within the fastidiously maintained "Orchid Villas", this beautifully presented townhouse has a wonderful floorplan, house like proportions, an incredible backyard and is just a 5-minute stroll to the Carseldine train station.

Owner occupied since new and presenting to a high standard, the townhouse has plenty of upgraded features including air-conditioning to living area and all bedrooms, brand new kitchen appliances, a fresh white paint palette and brand-new carpet. Families, avid gardeners or those with pets will fall in love with the backyard and garden, which provides the ultimate place to relax, entertain or simply escape the busyness of inner urban life.

There is a remote double lock-up garage with freshly painted floor, plus two additional spaces in front of the garage. The townhome is privately positioned at the back of the complex and is on a lot size of 354sqm, which is larger than many house blocks.



For Sale
For Sale Now

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l.jhooker.com.au/3A07F1R

Contact
Daniel Waters
0412 847 849
dwaters@l.jhooker.com.au
Jacob Ball
0417 649 903
jbball@l.jhooker.com.au



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(07) 3263 6022

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Positioned within a tightly held enclave of Fitzgibbon, the location is within 14km of CBD, 10 minutes from Westfield Chermshire Shopping Centre and provides easy access to the Brisbane Airport. Being a family friendly location, there are a variety of excellent public and private schools within a convenient distance of the home.

Additionally, the "Nest" retail centre is just around the corner and provides coffee shops, restaurants, childcare and retail specialty stores.

Special Features include —

- * Low maintenance brick and tile construction; positioned privately at the rear of a fastidiously maintained complex with a high number of owner occupiers. This property has been owner occupied (same owners) since new.
- * Spacious lounge room is a light and bright space with a north/east facing aspect
- * A well-appointed kitchen with breakfast bar, an abundance of storage and quality brand new appliances including a gas cooktop, rangehood and oven. It adjoins the meals area and overlooks the wonderful pergola space and backyard.
- * The meals area flows out seamlessly to the pergola and backyard
- * The dream backyard includes a pergola, lush lawn, paved open courtyard space and tastefully landscaped garden
- * Internal laundry and powder room on the ground level
- * 3 sizeable built-in bedrooms; A King size master bedroom with ensuite and walk-in robe.
- * Well maintained family bathroom with separate bath and shower
- * Double remote lock-up garage with internal access, freshly painted floor and 2 spaces in front. There is also visitor parking available close by within the complex.
- * A lovely north-east facing position within walking distance of the Carseldine Train Station and just a short drive to Coles, Aldi and Westfield Chermshire Shopping Centre

Astute buyers seeking something so much better than the average will appreciate the amazing value on offer. To arrange your viewing, please contact DANIEL WATERS.

QUICK FACTS:

Year Built: 1998

Aspect: North-East Facing

Townhouses/Villas in Complex: 25

Market Rental Return: Approximately \$675-725 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)



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More About this Property

Property ID	3A07F1R
Property Type	Townhouse
Land Area	354 m2

Daniel Waters 0412 847 849

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

Jacob Ball 0417 649 903

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

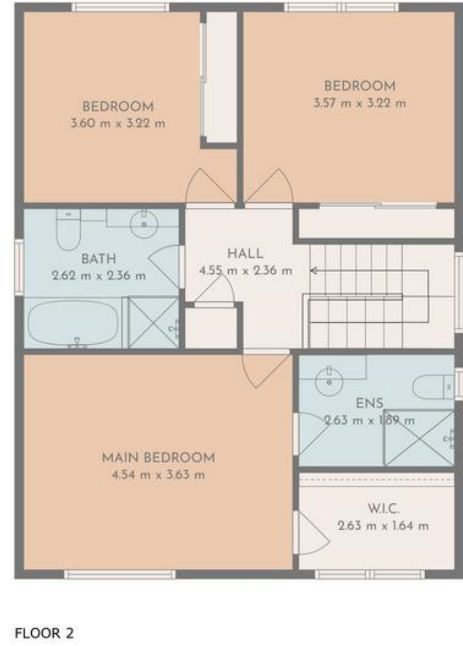
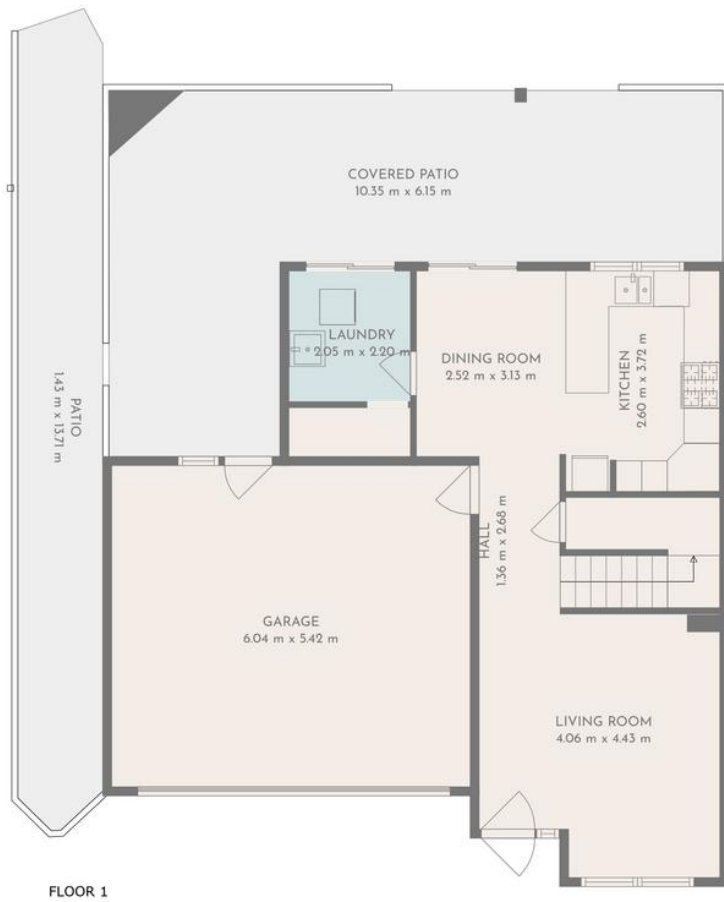
LJ Hooker Aspley | Chermside (07) 3263 6022

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