

Fitzgibbon, 1/35 Lavender Place

Beautifully Appointed Ground Level Apartment - Parkland Aspect —Walk to Train

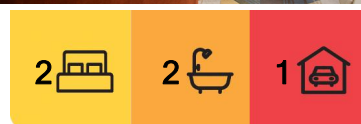
Perfectly positioned within a 2-minute walk of the Carseldine train station, this beautifully appointed ground level apartment fronts a parkland reserve and is ready to move into or rent out immediately.

Currently owner occupied, it is immaculately presented and offers a spacious floorplan that includes a private and secure front balcony that overlooks the leafy parkland reserve, an open plan living/dining area, modern galley kitchen with quality appliances, 2 sizeable bedrooms and 2 contemporary bathrooms. There is internal access to a single remote lock-up garage, which could easily be utilized as another living or dining option as it has a timber-look plank floor. Additional extras include air-conditioning, neutral paintwork, modern floor tiles and timber look plank flooring (no carpet), security screens and fans.

The apartment's high standard of presentation and wonderful floorplan are complemented



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For Sale
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ljhooker.com.au/38ZDF1R

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by its coveted location, which is within a short 5-minute drive of Bracken Ridge Plaza (Coles) and 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 Chermside Shopping Centre and provides easy access to the Brisbane Airport, Sunshine Coast and Gold Coast. The Carseldine train station is within a 2-minute walk of the property and buses also operate from the train station. 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.

Special Features include —

- * Low maintenance, contemporary ground level apartment with direct frontage to a leafy parkland reserve
- * The north/east facing aspect fills the living area with natural light
- * Light and bright living/dining room with modern floor tiles
- * A contemporary galley kitchen with quality appliances including an oven, electric cooktop and dishwasher
- * 2 sizeable built-in bedrooms; master with ensuite
- * 2 well-appointed bathrooms
- * The living/dining area opens out to a narrow courtyard space perfect for potted herbs or your pet to roam
- * Single remote lock-up garage with internal access. The garage has a timber-look plank floor meaning this could be an additional bedroom or living option if desired.
- * Other extras include security screens, air-conditioning/fans, timber-look plank flooring and quality blinds/curtains.
- * An ultra-convenient position within walking distance of the Carseldine Train Station and just a short drive to Coles, Aldi and Westfield Chermside 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 or JACOB BALL.

QUICK FACTS:

Year Built: 2012

Townhouses/apartments in Complex: 21

Market Rental Return: Approximately \$500-550 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	38ZDF1R
Property Type	Unit
Land Area	91 m ²

Daniel Waters 0412 847 849

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

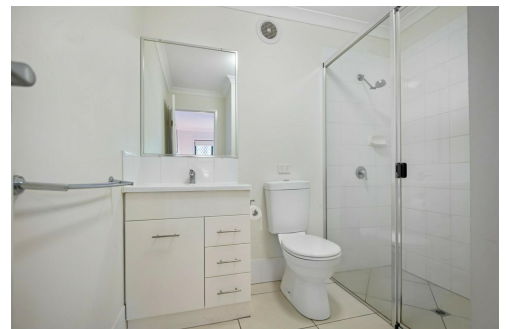
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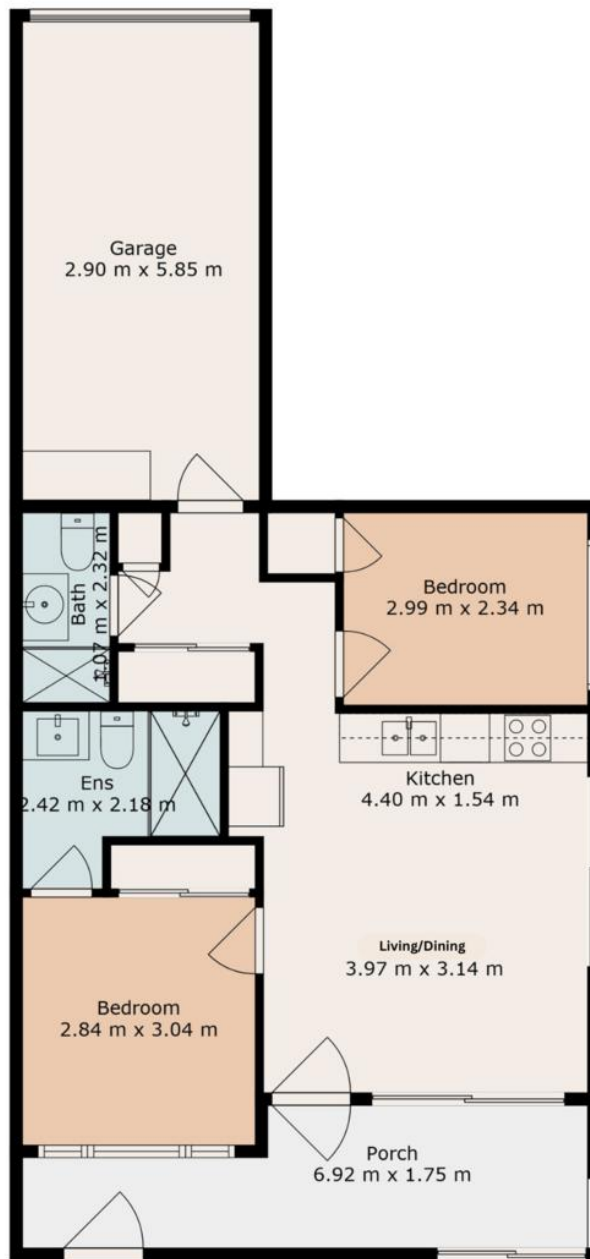
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Whilst every attempt has been made to ensure accuracy,
Floor Plans are representative and should be used as a guide only

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