



5/35 Lavender Place, Fitzgibbon

## SMART INVESTMENT, GREAT ENTRY PROPERTY, BRILLIANT LOCATION

Designed for effortless living, this modern ground-floor unit combines practical design with everyday comfort. With a clever floorplan, private outdoor spaces, and unbeatable access to transport and amenities, it's a standout choice for first-home buyers, downsizers, or investors seeking value and lifestyle in equal measure.

From the moment you step through the secure front gate, you're welcomed by a private patio and leafy courtyard —the perfect spot to relax with a coffee or entertain friends. Sliding glass doors open wide to create a seamless connection into the light-filled living area, anchored by a well-appointed kitchen at its heart.

To the left of the entry, the master bedroom offers privacy and ease, complete with air-conditioning, ceiling fan, built-in wardrobe, and ensuite. Further along the hallway, you'll find the second bedroom, serviced by a full bathroom with modern fittings. An internal laundry cleverly concealed behind folding doors adds to the home's streamlined design, while internal access to the lock-up garage ensures both convenience and security.

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**FOR SALE**  
INVITING ALL OFFERS

### AGENTS

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### AGENCY

LJ Hooker Albany Creek | Warner  
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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



Why you'll fall in love:

- " Private gated entry leading to a front patio and leafy courtyard — ideal for outdoor living
- " Seamless indoor—outdoor connection with sliding doors opening to the lounge and kitchen
- Functional open-plan lounge anchored by a light-filled kitchen
- Two well-proportioned bedrooms, both with built-in wardrobes; master complete with ensuite and air-conditioning
- Two bathrooms with modern finishes for ultimate convenience
- Ceiling fans throughout plus split-system air-conditioning in both the living area and main bedroom
- Internal laundry tucked neatly away for practicality
- Single lock-up garage with internal access for peace of mind
- Low-maintenance design perfectly suited for professionals, downsizers, or investors

Location highlights:

- 100m to the bus stop (literally at your doorstep)
- " 350m walk to Carseldine Train Station for an easy city commute
- " 2 minutes' drive to Fitzgibbon Community Centre & parks —green space, playgrounds, and local events
- " 5 minutes' drive to Taigum Village (Woolworths, cafés, and specialty shops)
- " 7 minutes' drive to Coles Carseldine Central
- " 10 minutes' drive to Westfield Chermside —Brisbane's premier shopping and dining precinct
- 12 minutes' drive to The Prince Charles Hospital and St Vincent's Private Hospital Northside
- 3 minutes' drive to St Flannan's Catholic School
- 4 minutes' drive to Taigum State
- 7 minutes' drive to Aspley State High School
- 2 minutes' drive to Holy Spirit College, Fitzgibbon

With every convenience at your doorstep —from public transport to shopping, schools, and hospitals —this home is perfectly positioned to make everyday living effortless.

Disclaimer:

"Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property."

"LJ Hooker Property Connections also offer a property management service. If you're considering renting your property, are looking to buy or would like a free review of your current portfolio, please call our main office on (07) 3264 9000."

## MORE DETAILS

|               |                  |
|---------------|------------------|
| Property ID   | 1TWXF1H          |
| Property Type | Unit             |
| Land Area     | 58 m2            |
| Including     | Air Conditioning |
|               | Toilets (2)      |
|               | Fully Fenced     |
|               | Remote Garage    |

### Jason Wagner 0457 704 071

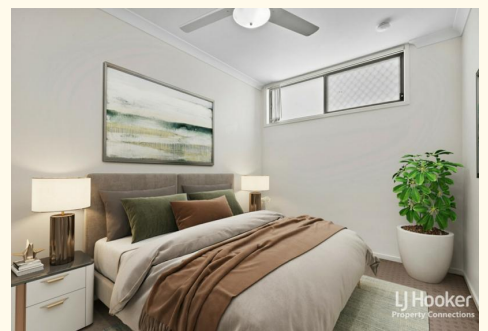
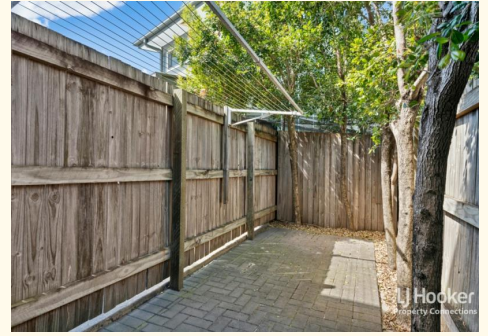
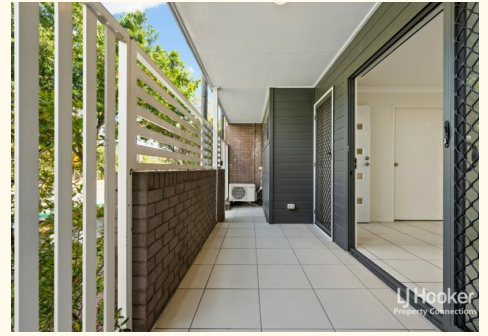
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  1
  86 m<sup>2</sup>

All dimensions are approximate; they may be subject to errors and inaccuracies, and no liability will be accepted. Plans are shown for marketing purpose only.

**LJ Hooker**  
Property Connections