



Fitzgibbon, 19/9 Lavender Place

STYLISH AND SPACIOUS LOWSET VILLA - WALK TO TRAIN

Perfectly positioned within the fastidiously maintained "Jacaranda Gardens", this beautifully presented and freshly painted villa has a deceptively large lowset floorplan, a decent sized backyard and is just a 5-minute stroll to the Carseldine train station.

Designed for comfort and functionality, the floorplan includes a spacious living/dining area, a well-appointed kitchen with modern appliances, a tiled sitting room or meals area, 3 sizeable bedrooms and a tidy bathroom with bath and shower. The kitchen and internal living/dining spaces extend effortlessly out to a covered alfresco entertaining area (north/east facing), which overlooks a low maintenance lawn and garden.

Owner-occupied and meticulously cared for, the home is move-in ready or primed for immediate rental. Additional highlights include air conditioning, upgraded lighting and ceiling fans, security screens and quality flooring throughout.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
For Sale Now

View
By Appointment

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

LJ Hooker Aspley | Cherside
(07) 3263 6022

Set in a tightly held pocket of Fitzgibbon, the location offers superb lifestyle benefits-just 14km from the CBD, 10 minutes to Westfield Chermerside, and with easy access to Brisbane Airport. Families will appreciate the proximity to a range of quality public and private schools, while the popular Nest retail precinct, just around the corner provides cafés, restaurants, childcare, and specialty stores.

Special Features include -

- * Low maintenance brick and tile construction; Set within a fastidiously maintained complex with a high number of owner occupiers
- * The villa has quality flooring, fresh neutral paintwork, air-conditioning, upgraded downlighting and fans and security screens
- * Spacious living/dining room
- * Separate tiled sitting room/meals area
- * A well-appointed kitchen with breakfast bar, an abundance of storage and upgraded appliances including a wall oven, gas cook top and brand new dishwasher. The kitchen adjoins and interacts well with the internal living/dining spaces and outdoor alfresco area.
- * The north/east facing, covered alfresco entertaining area acts as another living space and is a stand out feature
- * A low maintenance backyard providing a lawn and garden. A garden shed provides great additional storage.
- * 3 sizeable bedrooms with built-in wardrobes
- * Well-appointed bathroom (upgraded tapware) with bath, shower, vanity and separate toilet
- * Single remote lock-up garage with internal access (new motor to garage door)
- * An ultra-convenient position within walking distance of the Carseldine Train Station and just a short drive to Coles, Aldi and Westfield Chermerside 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: Circa 2001

Aspect: South/West at front, North-East Facing at Rear

Villas in Complex: 30

Body Corporate Fees: \$976.72 per quarter approx.

Council Rates: \$424.50 per quarter approx.

Market Rental Return: \$650 - \$700 per week approx.

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)



LJ Hooker Aspley | Chermerside
(07) 3263 6022

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

More About this Property

Property ID	3AH0F1R
Property Type	Villa
Land Area	119 m2
Including	Toilets (1) Dishwasher Remote Garage

Daniel Waters 0412 847 849

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

LJ Hooker Aspley | Chermside (07) 3263 6022

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



Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Aspley | Chermside
(07) 3263 6022**



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