







20 Cocoparra Place, Fitzgibbon

Modern Lowset Home with No Body Corporate Fees - Walk to Everything

Perfectly positioned within one of Fitzgibbon's most desirable pockets, this contemporary freehold home offers an exceptional opportunity for buyers seeking stylish low maintenance living without the burden of body corporate fees. Thoughtfully designed with impressive proportions and soaring 3 metre ceilings throughout, the home delivers a wonderful sense of space, comfort and natural light.

The spacious single-level layout has been crafted for effortless everyday living, featuring an expansive open plan living and dining area that seamlessly connects to a covered alfresco entertaining space. At the heart of the home is a sleek contemporary galley kitchen complete with gas cooking, integrated microwave, dishwasher and excellent storage - perfectly suited to both family living and entertaining.

One of the home's true standout features is the generous backyard, providing an incredible space for children and pets to enjoy, whilst also offering endless potential for avid gardeners or buyers seeking additional outdoor space rarely found in low maintenance homes.

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FOR SALE
Offers over $849,000

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

AGENCY
LJ Hooker Aspley | Chermside
(07) 3263 6022

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.

Beautifully presented throughout, the property includes brand new carpet, neutral interiors, quality blinds, security screens, air-conditioning and ceiling fans, allowing buyers to simply move straight in and enjoy.

Positioned within walking distance of the retail heart of Fitzgibbon, Carseldine train station and local parkland, the location provides exceptional convenience whilst maintaining a quiet and family-friendly atmosphere. With easy access to Westfield Chermside, hospitals, Brisbane Airport and the Gateway Motorway, this is a home that perfectly balances lifestyle and connectivity.

Key Features:
- Contemporary freehold lowset home with absolutely no body corporate fees
- Spacious single-level floorplan with soaring 3 metre ceilings throughout
- 3 generous bedrooms and 2 well-appointed bathrooms
- Modern galley kitchen with gas cooktop, integrated microwave and dishwasher
- Expansive open plan living and dining area flowing to alfresco entertaining
- Tandem vehicle accommodation for up to 2 vehicles
- Large backyard ideal for families, pets and gardening enthusiasts
- Brand new carpet, neutral paintwork and quality blinds throughout
- Security screens, air-conditioning and ceiling fans
- Only a 2-minute walk to local shops and approximately 10-minutes to Carseldine train station
- Parkland positioned at the end of the street
- Approximately 15-minutes to Westfield Chermside and nearby hospitals
- Easy access to Brisbane Airport, Gateway Motorway and approximately 15km to the CBD

Act quickly to avoid missing out. For more information or to arrange your inspection, contact Daniel Waters today.

Key Details:
Land Size: 188sqm
Aspect: North/South
Year Built: Circa 2013
Council Rates: $542.08
Occupancy Status: Currently Vacant
Market Rent Return: $700-750 per week approx.
School Catchments: Taigum State School & Aspley State High School

DISCLAIMER: All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate and accept no liability for errors or omissions. (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.

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MORE DETAILS

Property ID	3CGDF1R
Property Type	Villa
Land Area	188 m2
Including	Ensuite
	Air Conditioning
	Courtyard
	Dishwasher
	Built-in-Robes
	Secure Parking

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



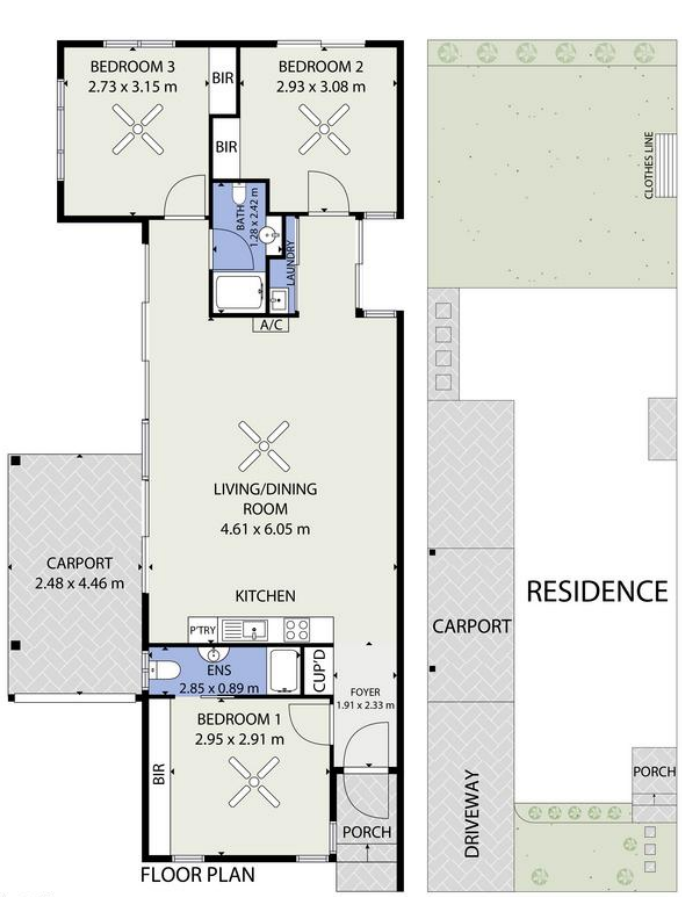








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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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LJ Hooker