



Fitzgibbon, 42 Tasman Boulevard

Modern Lowset Villa with Ensuite, No Body Corp. Fees

Perfectly positioned on a whisper quiet street and directly opposite a leafy reserve, this contemporary lowset home is like nothing you would have seen. Styled to perfection and offering a wonderful open plan layout which includes 2 sizeable bedrooms, 2 well-appointed bathrooms, a Caesarstone kitchen, secure carport and courtyard; this property will suit a buyer seeking a low maintenance, lowset home that still sparkles like new. The home is on its own block of land, is pet friendly and doesn't have any costly body corporate fees payable.

Investors will appreciate the fact the home is rented (until April 2025) to an excellent tenant who treats the home like their own and have indicated they are very keen to continue renting the home if possible.

The home's chic modern design is complemented by its coveted location, which is in the newest pocket of Fitzgibbon Chase and is just a 5-minute drive to the Carseldine train



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SOLD

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For Sale
For Sale Now

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ljhooker.com.au/39QDF1R

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

Jacob Ball
0417 649 903
jball@ljhooker.com.au

LJ Hooker Aspley | Chermside
(07) 3263 6022

station. The location is within 14km of CBD, 10 minutes from Westfield Chermshire Shopping Centre, 4 minutes from Bracken Ridge Plaza (Coles and specialty stores) and provides easy access to the Brisbane Airport. Being a family friendly location, there is an abundance of parkland close by and a variety of excellent public and private schools within a convenient distance of the home, including the newly opened Holy Spirit College Catholic High School.

Every now and again something extra special comes along, and this property is certainly one not to be missed.

Special Features Include:

- *The contemporary design incorporates quality fixtures and fittings, air-conditioning, ceiling fans, and an exceptional attention to detail throughout
- * This villa has a desirable north/east facing aspect
- * Open plan living/meals area with beautiful contemporary tiles throughout
- * A contemporary Caesarstone kitchen with quality stainless steel appliances including a 4-burner gas cooktop, oven and dishwasher
- * Living/meals area flows out seamlessly to a tiled courtyard, perfect for outdoor dining
- * 2 spacious built-in bedrooms; Master with ensuite
- * Well-appointed family bathroom with bath, shower, modern Caesarstone vanity and separate toilet
- * An internal atrium space brings an abundance of natural light into the home and is ideal for plants or a drying space
- * Secure single remote carport and plenty of street parking available
- * Security screens, blinds, an abundance of storage and insulation installed
- * Outstanding rent and tax depreciation potential
- * Just like a house, on its own block of land and with no Body Corporate fees payable

Make your move with confidence —this is space, privacy & practicality at its absolute best. The location is superb and the home is stunning —to avoid your disappointment, act quickly. For further information or to arrange your inspection, please contact DANIEL WATERS.

Land Size: 142sqm

Year Built: Approx 2016

Gross Rates: \$/Qtr

School Catchments: Norris Road State School, Sandgate District State High School



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More About this Property

Property ID	39QDF1R
Property Type	Villa
Land Area	142 m2
Including	Air Conditioning Courtyard Dishwasher Built-in-Robes Secure Parking

Daniel Waters 0412 847 849

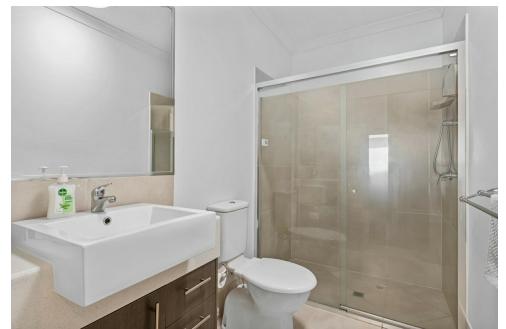
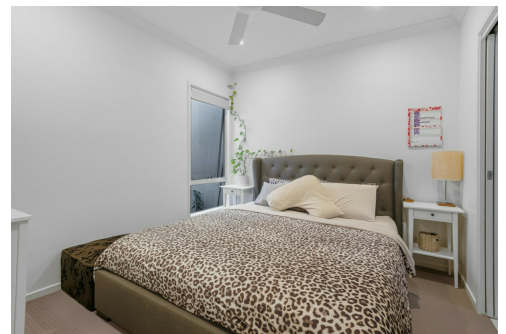
Business Owner, Sales Consultant and Registered Valuer |
dwaters@ljhooker.com.au

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

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