







6/9 Lavender Place, Fitzgibbon

Spacious Lowset Villa - Refurbished Kitchen - Walk to Train

Perfectly positioned within the beautifully maintained Jacaranda Gardens, this immaculate lowset villa offers a wonderful combination of space, comfort and convenience. Boasting a generous floorplan, excellent presentation and a private north-facing backyard, it is an outstanding opportunity for buyers seeking a quality home in a highly regarded complex.

One of the property's standout features is its versatile layout, with three sizeable bedrooms complemented by a spacious open-plan living and dining area, plus a separate tiled meals area or sitting room. The stylish refurbished kitchen adds a contemporary touch, while the private, level backyard provides a lovely outdoor retreat with a desirable northerly aspect.

Practical features include a well-appointed bathroom with separate bath and shower, air-conditioning, security screens and a single remote lock-up garage with internal access, plus additional driveway parking.

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FOR SALE
Offers over $749,000

VIEW
Tue 24th Nov @ 5:30PM - 5:45PM

AGENTS
Daniel Waters
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AGENCY
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Interested parties must rely solely on their own enquiries.

The location is equally appealing. Positioned on a quiet inside street, the villa is just a three-minute stroll to Carseldine train station, with bus services also available nearby. Bracken Ridge Plaza and Taigum Shopping Centre are only a short drive away, while Westfield Chermside, Brisbane Airport and major arterial roads are easily accessible.

Families will appreciate the choice of nearby public and private schools, including Holy Spirit Catholic College, while the popular Nest retail precinct is just around the corner, offering cafés, restaurants, childcare and specialty shops. With Brisbane's CBD approximately 13km away, this is a location that makes everyday living remarkably convenient.
Special Features Include:

- Immaculate lowset brick and tile villa within the fastidiously maintained Jacaranda Gardens complex
- Three sizeable built-in bedrooms
- Spacious open-plan lounge and dining area, plus a separate tiled meals area or sitting room
- Stylish refurbished kitchen featuring modern appliances, generous bench space and excellent storage
- Well-appointed bathroom with separate bath and shower
- Neutral paintwork, quality flooring, air-conditioning and security screens
- Sngle remote lock-up garage with internal access, plus additional driveway parking
- Private, level and landscaped north-facing backyard
- Quiet inside-street position within a complex with a strong owner-occupier presence
- Just a three-minute walk to Carseldine train station and a short drive to major shopping centres, schools and local amenities

For buyers seeking a home that stands well above the ordinary, this immaculate villa presents an outstanding opportunity to secure space, comfort and convenience in one of Fitzgibbon's most desirable complexes. To arrange your inspection, contact Daniel Waters.

QUICK FACTS:
Year Built: Circa 1999
Aspect: South at front, North Facing at Rear
Villas in Complex: 30
Occupany Status: Owner occupied
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)

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MORE DETAILS

Property ID	3CSMF1R
Property Type	Villa
Land Area	119 m2
Including	Dishwasher

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Whilst every attempt has been made to ensure accuracy,
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