






10/5 Hibiscus Circuit, Fitzgibbon

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## IMMACULATE VILLA WITH THE BEST BACKYARD - WALK TO TRAIN

Perfectly positioned within the fastidiously maintained "Grevillea Gardens", this beautifully presented villa has a wonderful lowset floorplan, a lovely backyard and is just a 5-minute stroll to the Carseldine train station.

The floorplan includes a spacious living/dining area, a tidy kitchen with upgraded appliances, 2 sizeable bedrooms, a neat and tidy bathroom and a lovely leafy backyard perfect for families, pets and avid gardeners. The desirable north facing aspect at the rear illuminates the home with natural light.

The home is vacant and ready to move into or rent out immediately.

Positioned within a tightly held enclave of Fitzgibbon, the location is within 14km of CBD, 10 minutes from Westfield Chermshire Shopping Centre and provides easy access to the Brisbane Airport. Being a family friendly location, there are a variety of excellent public and private schools within a convenient distance of the home. Additionally, the "Nest" retail centre is just around the corner and

**FOR SALE**

Under Offer by Daniel Waters

**AGENTS**

Daniel Waters  
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dwaters@ljhooker.com.au

**AGENCY**

LJ Hooker Aspley | Chermshire  
(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.

 **LJ Hooker**

provides coffee shops, restaurants, childcare and retail 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, neutral paintwork, air-conditioning and security screens
- The property has a north facing aspect at the rear which illuminates the internal living area
- Spacious open plan living/dining area interacts well with the kitchen and opens out seamlessly to the backyard
- A well-appointed kitchen offering an abundance of bench space and storage, and upgraded appliances (gas cook top and wall oven)
- The sizeable and fully fenced backyard (low maintenance in nature) is one of the stand out features of this property and will suit families, avid gardeners and pets
- There is plenty of scope to install an alfresco area at the rear, similar to what other residents have done (subject to approval)
- 2 sizeable bedrooms with built-in wardrobes
- Well-appointed bathroom with bath, shower, vanity and separate toilet
- Single lock-up garage with internal access. There is also visitor parking within the complex.
- An ultra-convenient position within walking distance of the Carseldine Train Station and just a short drive to Coles, Aldi and Westfield Chermside 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: 1998
- Aspect: South Facing (north facing at rear)
- Townhouses/Villas in Complex: 25
- Market Rental Return: Approx. \$575-625 per week
- Body Corporate Fees: Approx. \$786.80 per quarter (includes 20% discount for on time payment)
- Council Rates: Approx \$550.80 per quarter
- Separately Metered for Water Usage: Yes
- Sinking Fund: Approx. \$335,347.59 (as at August 2025)
- 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)

## MORE DETAILS

Property ID	3AVYF1R
Property Type	Villa
Including	Air Conditioning

**Daniel Waters 0412 847 849**

Business Owner, Sales Consultant and Registered Valuer | [dwaters@ljhooker.com.au](mailto:dwaters@ljhooker.com.au)

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