



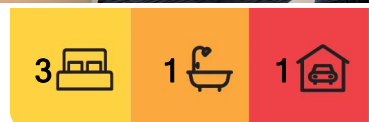
Fitzgibbon, 14/9 Orchid Crescent

IMMACULATELY PRESENTED LOWSET VILLA —WALK TO TRAIN

Perfectly positioned within the fastidiously maintained "Orchid Villas", this deceptively large villa has a wonderful lowset floorplan, a large level backyard and is just a 5-minute stroll to the Carseldine train station.

The home has had a long-term owner occupier who has taken exceptional care of it. The floorplan includes a spacious living/dining area, a tidy kitchen with upgraded appliances, meals area, 3 sizeable bedrooms, a study space/extra sitting area, a well-appointed family bathroom and a large, covered patio that overlooks the backyard. There is brand new carpet, neutral paintwork, air-conditioning and security screens.

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



For Sale
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ljhooker.com.au/39SSF1R

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and private schools within a convenient distance of the home.

Additionally, the "Nest" retail centre is just around the corner and 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 brand new carpet, neutral paintwork, air-conditioning, blinds and security screens
- * Spacious living/dining room
- * A versatile extra study space or sitting area
- * A neat and tidy kitchen with breakfast bar, an abundance of storage and upgraded appliances including an oven and electric cook top. The kitchen adjoins the meals area.
- * The meals area flows out seamlessly to the patio and level backyard
- * A low maintenance backyard providing a lawn and garden
- * 3 sizeable bedrooms with built-in wardrobes
- * Well-appointed bathroom with bath, shower, vanity and separate toilet
- * Single remote lock-up garage with internal access
- * 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 or JACOB BALL.

QUICK FACTS:

Year Built: 1998

Aspect: East Facing

Townhouses/Villas in Complex: 25

Market Rental Return: Approximately \$625-675 per week

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 About this Property

Property ID	39SSF1R
Property Type	Villa
Land Area	274 m2
Including	Study Air Conditioning Toilets (1) Courtyard Outdoor Entertaining Fully Fenced Liveability

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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 **LJ Hooker**