






8/5 Hibiscus Circuit, Fitzgibbon

## IMMACULATELY PRESENTED LOWSET VILLA - 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 well-appointed bathroom and a large north facing deck with covered pavilion that overlooks the backyard and garden. The home has been owner occupied and includes neutral paintwork, quality carpet, timber-look plank flooring, quality sheer curtains and blinds, updated lighting and fans, air-conditioning and security screens. The desirable north facing aspect at the rear illuminates the home with natural light.

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.

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**FOR SALE**  
For Sale Now

### AGENTS

Daniel Waters  
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dwaters@ljhooker.com.au

### AGENCY

LJ Hooker Aspley | Chermshire  
(07) 3263 6022

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

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 quality flooring, neutral paintwork, modern sheer curtains and blinds, updated fans and lighting, air-conditioning and security screens
- The property has a north facing aspect at the rear which illuminates the kitchen, living/dining and entertaining deck with natural light
- Spacious open plan living/dining area interacts well with the kitchen and opens out seamlessly to the covered deck and garden
- A well-appointed kitchen offering an abundance of bench space and storage, upgraded appliances (gas cook top, wall oven and dishwasher) and tapware
- A deck with covered pavilion acts as another living area, interacts seamlessly with the inside spaces and overlooks the backyard
- A low maintenance backyard providing a lovely lawn and garden
- 2 sizeable bedrooms with built-in wardrobes
- Well-appointed bathroom with bath, shower, vanity, updated fittings and separate toilet
- Single remote 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. \$625-675 per week
- Body Corporate Fees: Approx. \$927.84 per quarter (includes 20% discount for on time payment)
- Council Rates: Approx \$463.10 per quarter
- Separately Metered for Water Usage: Yes
- Sinking Fund: Approx. \$TBC
- 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 3BY3F1R  
Property Type Villa  
Land Area 96 m2  
Including Air Conditioning  
Toilets (1)  
Courtyard  
Deck  
Dishwasher  
Floorboards  
Built-in-Robes  
Remote Garage  
Liveability

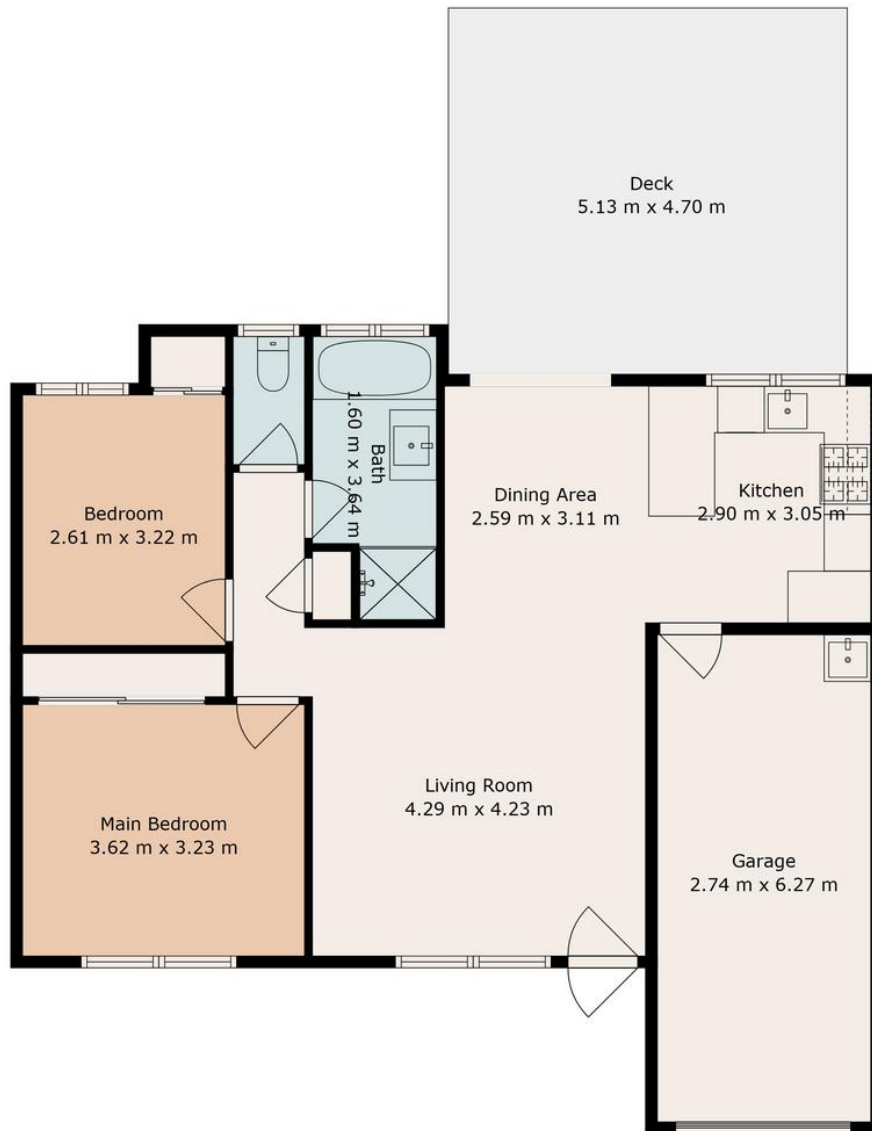
### Daniel Waters 0412 847 849

Business Owner, Sales Consultant and Registered Valuer |  
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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