



14 Egret Place, Taigum

BIG BIG BIG 753sqm Block with Freshly Painted Lowset - Ready to Move In

Occupying an enviable north/south facing position in a tightly held pocket of Taigum, this freshly painted and incredibly spacious lowset brick home is set on a massive 753sqm block. Appealing to buyers seeking a high standard of presentation and substantial space inside and out, this home is ready to move into or rent out immediately.

The floorplan includes 4 sizable bedrooms, 2 tidy bathrooms, an open plan living/dining area, family room and a well-appointed kitchen with Island bench. The kitchen and living spaces adjoin and extend out seamlessly to the large alfresco entertaining area. The property has a dream backyard (level and fully fenced) that provides incredible space for families, pets and avid gardeners.

The fresh white paint palette, quality tiles and carpet, ducted air-conditioning and fans, upgraded downlighting and a solar system ensure this is a move in ready house, that's so much better than the average.

The home is within a short 5-minute drive of Taigum Shopping Centre

4  2  2 

FOR SALE

Offers over \$1,080,000

AGENTS

Daniel Waters
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AGENCY

LJ Hooker Aspley | Chermside
(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.

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(Woolworths and specialty stores) and walking distance to reliable bus transport. It is within 15km of the CBD, 12 minutes from Westfield Chermside Shopping Centre (Queensland's largest 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.

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

Special Features Include:

- Low maintenance, lowset brick construction with a tile roof. The home has been freshly painted and has a deceptively large floorplan suited to buyers seeking lots of space.
- Offering a north/south aspect and a huge 753sqm block
- 4 spacious built-in bedrooms; master bedroom with ensuite and walk-in robe
- The spacious open living/dining area adjoins the kitchen and extends out to the covered alfresco area and backyard
- Separate family room
- A well-appointed kitchen with Island bench, an abundance of bench space and storage, a gas cook top, oven and dishwasher
- Neat and tidy main bathroom with bath, shower, new vanity and separate toilet
- A double remote lock up garage with internal access
- The most amazing family friendly backyard with a huge lawn area, established fruit trees and an edible garden. The yard is level and fully fenced.
- Outstanding rent potential for investors
- Desirable extras include ducted air-conditioning, ceiling fans, security screens, blinds, a solar system and water tank.

For further information or to arrange your inspection, please contact DANIEL WATERS.

QUICK FACTS:

Year Built: Circa 2007

Land Size: 753sqm

Occupancy Status: Currently Vacant

Rental Return: \$825-875 per week approximately

Council Rates: \$540.10/Qtr

School Catchments: Taigum State School, Sandgate District State High School

MORE DETAILS

Property ID	3B4PF1R
Property Type	House
Land Area	753 m2
Including	Ensuite Air Conditioning Dishwasher Remote Garage

Daniel Waters 0412 847 849

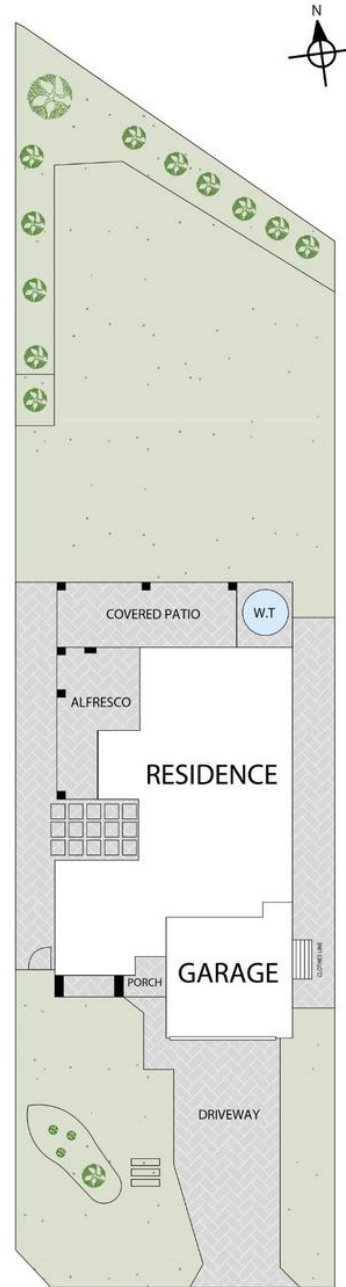
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.