






7 Treefern Court, Taigum

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## Prime Taigum Opportunity on a Generous 598m2 Block

Set in a quiet, leafy cul-de-sac, 7 Treefern Court presents a fantastic opportunity to secure a well-maintained home on a generous 598m2 block with an abundance of outdoor space in a highly sought-after Taigum pocket. Ideal for first-home buyers, young families, downsizers or investors, this single-level residence offers comfortable living now with plenty of scope to personalise or enhance over time.

The home features a practical and welcoming layout with lounge and dining zones positioned at the front of the home, complemented by an original yet tidy kitchen that truly forms the heart of the property. Three well-proportioned bedrooms are serviced by a central bathroom with two-way access, including direct entry from the master bedroom, creating an ensuite-style feel. An additional multipurpose room adjoining the kitchen provides flexibility as a sitting area, home office or hobby space, while brand new vinyl flooring and air-conditioning to the living area and master bedroom ensure year-round comfort.

Positioned within an enclave of established homes, the location is a standout. Enjoy the convenience of being just 600m from Taigum Village Shopping Centre (Coles, Aldi and specialty stores), with Taigum Square Shopping Centre (Woolworths, Big W and speciality

**FOR SALE**  
Under Contract

### AGENTS

Joshua Waters  
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jwaters@ljhooker.com.au

### AGENCY

LJ Hooker Aspley | Chermside  
(07) 3263 6022

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 **LJ Hooker**

stores) also incredibly close within a 3 minute drive. Reliable bus and rail services are easily accessible, Brisbane's CBD is within 15km, and Westfield Chermiside is just a 10-minute drive away. With quick access to Brisbane Airport, the Gateway Motorway, quality schools and a welcoming, family-friendly community, this address offers exceptional lifestyle appeal.

#### Key Features:

- Generous 598m2 block.
- Low maintenance, lowset brick and tile construction. This charming home has plenty of street appeal.
- Brand new vinyl flooring.
- Spacious lounge and dining zones at the front of the home.
- Original yet tidy kitchen which flows perfectly with the indoor and outdoor living/dining zones.
- " Additional space adjoining the kitchen —ideal for a sitting area or home office
- Three generous bedrooms, each with a built-in robe.
- Central bathroom with two-way access from the master bedroom. The bathroom features a separate shower and bath, along with a separate toilet.
- Air-conditioning to the living room and master bedroom, plus ceiling fans throughout.
- Internal laundry.
- Covered patio overlooking the backyard.
- Large, fully fenced backyard with plenty of space for kids and pets.
- Extensive yard to the front and side - ideal for boat, caravan or extra off-street parking
- Garden shed
- Single carport with roller door.
- Additional features include a garden shed, security screens, NBN (Fibre to the Premises)

Opportunities to secure a well-located single level home on a generous block in Taigum are very rare, making this property one not to miss. Contact Joshua Waters to discuss further and arrange your inspection.

#### MORE DETAILS

Property ID	3BNFF1R
Property Type	House
Land Area	598 m2

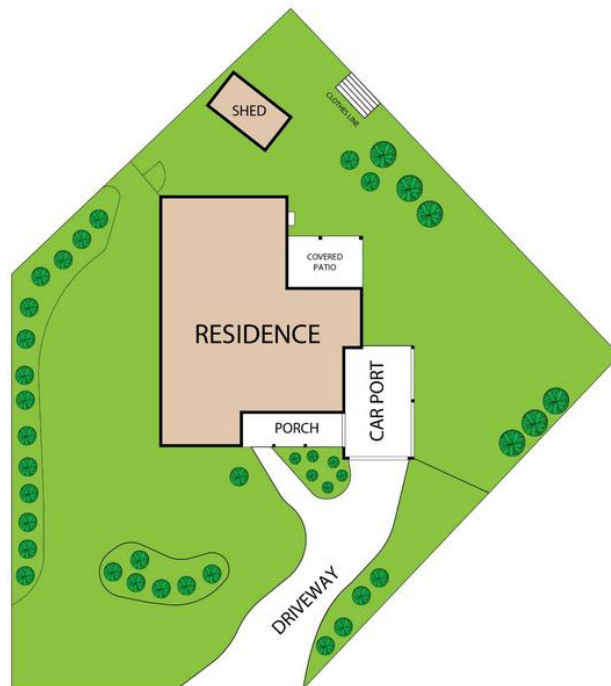
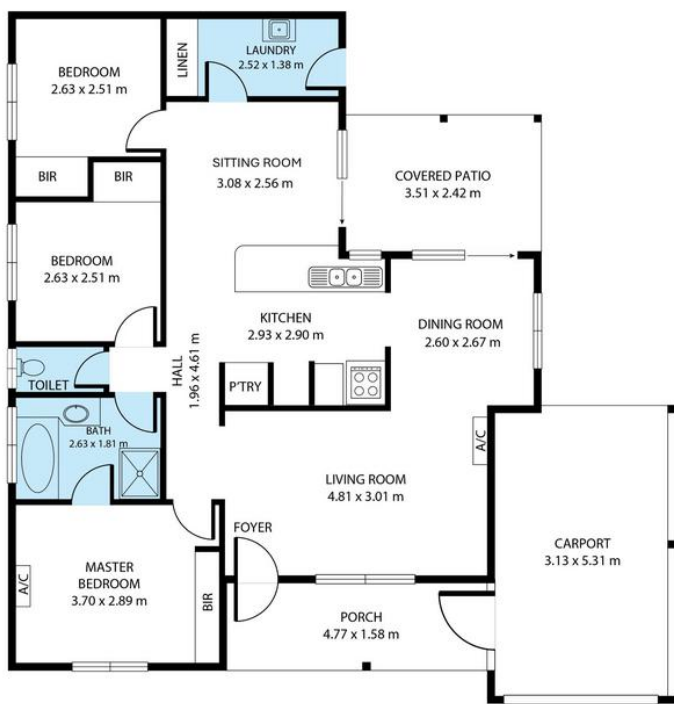
#### Joshua Waters 0417 800 991

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7 Treefern Court, Taigum, Queensland, 4018

TOTAL APPROX. FLOOR AREA 100 SQ.M

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.

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