

**13 Yamba Close, Fitzgibbon, Qld 4018**



**House For Sale**

Thursday, 16 May 2024

**13 Yamba Close, Fitzgibbon, Qld 4018**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## For Sale

Team Harpreet presents this beautiful family home nestled in the desirable neighbourhood of Fitzgibbon, within a tranquil cul-de-sac, this impressive single-level brick and tile home is perfect for a young family or couple embarking on their first home-buying journey. This lovely residence features four generously proportioned bedrooms, one of which is an ensuite, two bathrooms, and built-in wardrobes for three of the bedrooms. With its exceptional location and meticulous interior design, this lovingly maintained home exemplifies attention to detail. Finding a property that excels in both these aspects can be quite challenging in today's market. Features:- 455 m<sup>2</sup> Block - 4 Spacious Bedrooms - Master bedroom with WIR, en-suite and private access onto outdoor patio area- 2 Bathrooms including en-suite- Ducted air-conditioning throughout- Double lock-up garage- Spacious living area- Spacious media room - Separate laundry - Low-set Brick- Large outdoor entertaining area- Side access- Solar Panels 6.6 klw- Rain water tank with pump- Cul-de-sac street location- NBN connected- Security Camera System- Taigum State Primary School, Taigum Kids Early Learning Centre are nearby- Holy Spirit College is within walking distance- 2-minute drive to Taigum Square Shopping Centre- 10-minute drive Westfield Chermside Shopping Centre- 10-minute drive to Sandgate and Shorncliffe beaches- Easy access to major arterial roads, the M1, and M3- 20 minute drive to Brisbane AirportOutgoings:- Council Rates: \$410 PQ- Water Rates: \$435.20 PQDisclaimer: Please note that while every effort has been made to ensure the accuracy of the information provided, neither the vendor nor the agent can guarantee its accuracy. Interested individuals should not regard this information as factual representations but should instead conduct their own inspection or verification. Please contact Team Harpreet for all further enquiries & to arrange your inspection