

**53 Cambridge Crescent, Fitzgibbon, Qld 4018**



**Sold House**

Tuesday, 15 August 2023

53 Cambridge Crescent, Fitzgibbon, Qld 4018

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 467 m2**

**Type: House**



Daniel Waters  
0732636022



Jacob Ball  
0732636022

## Contact agent

Freshly renovated and immaculately presented for sale, this lowset home will appeal to a buyer seeking something so much better than the average. Offering an ultra-desirable north/south aspect and a wonderful floorplan, occupiers and investors alike will be impressed with the high standard of presentation and finishes throughout. Recent renovation works include a fresh neutral paint palette throughout, stylish timber look vinyl plank flooring and new carpet, new toilet, new dishwasher, modern blinds (sheer and block out) and curtains, upgraded fans to all rooms and air-conditioning. The practical floorplan includes a lounge, separate family/meals area, 3 sizeable bedrooms, a well-appointed two-way bathroom and a covered alfresco entertaining area which acts as another living space. There is internal access to a single lock-up garage, plus an abundance of space onsite to accommodate a caravan or boat. Families, pets and avid gardeners will appreciate the fully fenced lawn and low maintenance gardens. The home's high standard of presentation and wonderful floorplan are complemented by its coveted location, which is positioned on a quiet inside street, within a short 5-minute drive of Bracken Ridge Plaza (Coles) and walking distance to Taigum Shopping Centre (Coles & Aldi). Positioned within the tightly held enclave of Fitzgibbon, the location is within approximately 13km of CBD, a short drive from Westfield Chermside Shopping Centre and provides easy access to the Brisbane Airport, Sunshine Coast and Gold Coast. The Carseldine train station is within a 3 minute drive of the home and buses also operate within short walking distance. Being a family friendly location, there are a variety of excellent public and private schools within a convenient distance, including the recently competed Holy Spirit Catholic High School, which has further amplified demand within this high growth pocket. Additionally, the popular retail development known as the 'Nest' is around the corner and provides a coffee shop, restaurants, childcare and retail specialty stores. 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 construction (rendered brick with a tile roof). The home has recently been refurbished and presents to a very high standard. Recent renovation works include fresh internal paint, timber look vinyl plank flooring, new carpet, air-conditioning, upgraded fans and blinds/curtains.- A north/south aspect captures the sunshine and breezes- 3 sizeable built-in bedrooms- Well-appointed two-way bathroom with separate bath, shower, new toilet and quality fittings- A quality kitchen with breakfast bar, an abundance of bench space and storage (including plenty of drawers), and quality appliances including a gas cook top, oven and a new dishwasher- A spacious lounge- The family/meals area adjoins the kitchen and extends out seamlessly to the alfresco entertaining area- The alfresco entertaining area interacts well with the internal spaces and is ideal for outdoor dining/relaxation- Internal laundry- A single lock-up garage with internal access, plus an abundance of space and easy access for a caravan or boat- A large, level and fully fenced backyard perfect for families, pets and avid gardeners. A garden shed provides great outdoor storage.- Gas hot water system- Outstanding rent potential Make your move with confidence - this is space, privacy & practicality at its absolute best. The location is superb and the home is stunning - to avoid your disappointment, act quickly. For further information or to arrange your inspection, please contact DANIEL WATERS or JACOB BALL. Quick Facts: Year Built: Circa 1998 Land Size: 468sqm Vacant or Tenanted: Currently vacant after being refurbished Council Rates: \$ /Quarter Rent Appraisal: Circa \$525-\$575 per week School Catchments: Taigum State School and Sandgate District State High School