

# 1 Hibbertia Close, Capalaba, QLD, 4157

## House For Sale

Saturday, 28 September 2024

1 Hibbertia Close, Capalaba, QLD, 4157

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Linda Debello

## AIR-CON 4 BRM HOME FACING RESERVE IN SORT AFTER ESTATE OF MARIDALE.

??LJ Gilland??? SPANISH AND CHINESE SPEAKING PROPERTY PROFESSIONALS! WORD OF MOUTH AND CLIENT REFERRAL PROPERTY PROFESSIONALS WERE ESTABLISHED IN 1996.

<http://ljgrealstate.com.au/testimonials/>

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### AT A GLANCE

- Property management & Sales of Investment Properties is our Speciality – Core Business.
- Individual solutions to fit our client's needs
- Body corporate management
- Competitive Commission Rates
- We are a business built on over 34 years of Word of Mouth Referrals.
- NO Lease Renewal & Comparable Market Analysis' Fees/Charges
- PHOTOS TAKEN ON ENTRY, tenants are shown about safety switches and water mains etc. We meet all tenants on site.
- Hands-on approach to all Property Investment Management Matters.

Dedicated to implementing best practices, achieving set goals, encompassing a consistent approach to quality management and making effective use of all available technology. We recognize that tenants are customers too, treating them with any sort of disrespect would be detrimental to all property investors. It is all about Attitude. We aim to remove the hassle from Sales & Rentals.

BAJO CONTRATO DE Linda ? ? ? ? y Carlos

PROFESIONALES DE PROPIEDADES QUE HABLAN ESPAÑOL Y CHINO! PROFESIONALES DE LA PROPIEDAD DE PALABRA DE BOCA Y CLIENTE ESTABLECIDO EN 1996.

Nestled in the highly sort after estate of Maridale facing Coolnwynpin Nature Reserve. Total seclusion yet minutes away from shops, transport and schools!

Peacefully located this well maintained property facing a reserve showcases...<https://youtu.be/4IJVqafH1to>

\*Air-conditioned Open Plan tiled Family/Dining/Kitchen area with dishwasher.

\*Formal carpeted L-Shaped lounge room.

\*Master bedroom has en-suite and built-in-robe.

\*3 other bedrooms with built-ins

\*Bathroom

\*Separate toilet

\*Laundry in garage

\*Double Garage with 1 remote roller door.

Other features include:

\*Ceiling fans

\*2 x side gate access

\*Good size yard 651m<sup>2</sup>

YEAR BUILT 1997

Capalaba is about 16km from the Brisbane CBD and is a family oriented suburb. The suburb has two large shopping centres, a bus station and small industrial zones. Families are serviced by schools including Coolnwynpin State Primary, Capalaba College and St Lukes Catholic School. Sporting facilities include Capalaba District Junior Rugby League Football Club and the Capalaba Bulldogs Soccer Club.

Minutes from public transport, Capalaba sports club, major shopping centres and a short stroll to Coolwypin State School. Only 7 minutes drive to Sheldon College.

Present your best offer now!

<https://youtu.be/4IJVqafH1to>

All information contained herein is gathered from sources we consider to be reliable. However we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiry.

**\*Important\*** Whilst every care is taken in the preparation of the information contained herein, L J Gilland Real Estate Pty Ltd will not be held liable for any errors in typing or information. All information is considered correct at the time of printing. Any interested parties should satisfy themselves in this respect

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