

# 62 Warrumbungle Parade, Fitzgibbon, Qld 4018

## House For Sale

Wednesday, 3 July 2024

62 Warrumbungle Parade, Fitzgibbon, Qld 4018

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 111 m2

Type: House



Temika Stagg  
0418979151

## For Sale Now

Positioned in the heart of Fitzgibbon, this gem of a terrace style home is ready for its newest owners. This property offers modern finishes, upgraded air conditioning, low maintenance living, all while having everything you need at the touch of your fingertips. Starting out on the ground floor, entering through the patio, you are greeted with the open plan living and dining areas, perfect for the modern family. The sleek tiled floors in the downstairs area make for easy maintenance, all while still creating a homey feel. Flowing from the dining is the humble yet practical kitchen laid out for ease of use. The modest kitchen, fitted with stainless steel dishwasher and gas cooktop allow for high quality living, without the high level of effort. The tidy front courtyard allows for that touch of nature or alfresco dining, whilst the back is the perfect location for the family BBQ or additional storage. The second floor is all about relaxation. Boasting two spacious, carpeted bedrooms, both fitted with ceiling fans, their own ensuites and built-in robes. The large bedrooms allow for freedom, comfort, and practicality. Both bathrooms are designed to be easy to maintain, styled with a sleek modern design and spacious for the user. The north facing bedroom boasts a beautiful natural light through the large windows, where the south facing bedroom enjoys its own balcony and additional air-conditioning unit to stay cool in those warmer months. Relax after a long day at home, kick back in the living room for family movie night or simply unwind in the comfort of your own bedroom. Create the dream home for you and the family or add to your investment portfolio in the rapidly expanding area of Fitzgibbon. Do not wait this beautiful home could be yours!

Highlights of the property includes-

- Two well-sized bedrooms with carpet, built-in wardrobes, ceiling fans and air conditioning units.
- Dual ensuites with ample storage and separate toilet
- Functional and modern kitchen with gas cooktop, dishwasher, stainless steel sink and ample storage
- Open-plan living and dining area with tiled flooring, ceiling fan and air-conditioning
- Security screens and blinds throughout
- New privacy block out window furnishings throughout
- Single lock-up carport with room to park a second car plus shed for additional storage
- Large back patio area and tidy front courtyard
- Freehold title and no body corporate fees

Perfectly positioned, close to:-

- Local Shopping Centre (1.9km)
- Taigum State Primary (2.8km)
- Carseldine Train Station (700m)
- Aspley State High School (3.6km)
- Westfield Chermside (5.5km)

This home has been lovingly maintained and is child and pet friendly. This home is perfect to get into your first home, the perfect downsizer with no body corporate fees or simply reap the rental return, do not miss this opportunity to secure this home in this superb location. For Full Information on Rates, Fees and Rental Appraisal, give Temika Stagg a call today! Please note that although 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 consider this information as factual representations but should instead conduct their own inspection or verification. In compliance with relevant legislation, properties being sold without a specified price or by auction cannot have a price guide provided. Websites may categorize such properties within a price range for functional purposes. Any estimates provided are not endorsed by the agent and should not be considered as a price guide.