

FOR SALE

FAMILY TOWNHOUSE IN POPULAR CALAMVALE

If you are searching for a private and low maintenance three-bedroom townhouse close to amenities and schools, you have found it right here!

With nice street appeal and your own private courtyard, this is the perfect home for a family. The open plan design provides a relaxing feeling with a natural flow throughout the home, perfect when returning home after a busy day at work. The kitchen and the private covered patio area are ideal for entertaining. The kitchen features plenty of cupboard space with quality appliances such as oven, range hood and dishwasher. The three double bedrooms are well separated for privacy and have modern built-in wardrobes while the master bedroom has an ensuite. Perfectly positioned for both security and privacy.

Stroll down the complex alleyway to find the large complex pool facilities to cool down at for those warm summer days. Only minutes stroll to bus route and easy access to the M2, Beaudesert road making it very accessible. As an added convenience, the home has a secure garage with automatic garage door for ease of access and security.

- Open plan kitchen with oven, range hood and dishwasher,
- Economical gas cooking and gas hot water heater
- Great privacy
- Modern living and dining areas
- Double bedrooms with built in wardrobes
- 2 bathrooms with a separate powder room, 3rd toilet
- Tiled living areas for modern appeal
- Split system air-condition with ceiling fans
- Tiled bathrooms
- Nice airy and leafy aspect
- Separate laundry, separate powder room
- Ample of storage and a back yard storage shed
- Low maintenance building
- Close to public transport and shops
- Flexible settlement options by vendor - available to move in now

Reasonable Body Corporate fees at approx \$763.20 / qrt
Council rates approx. \$386/qrt
Rental appraisal available in the \$600pw range

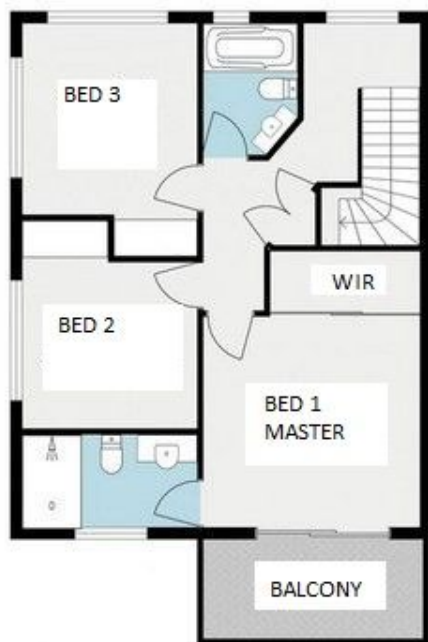
3 BED | 2 BATH | 1 CAR

PRICE:
By negotiation

OPEN FOR INSPECTION:
N/A



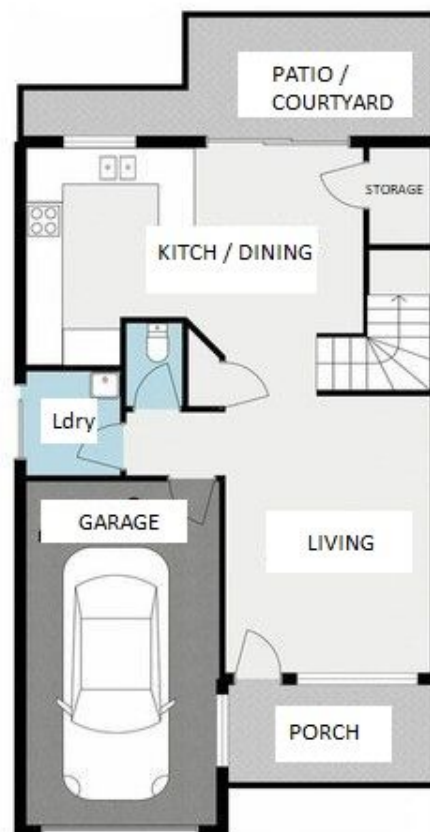
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UPPER LEVEL

TOTAL AREA 146 SQM

PLAN FOR ILLUSTRATION PURPOSES ONLY - SIZE AND SCALE MAY NOT BE EXACT



GROUND LEVEL

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.