

## Algester, 33/109 Dalmeny Street

SOLD BY KEVIN AHN & SIENNA KIM

Vacant and pristinely presented, this fantastic end townhouse is ready for its next lucky owners.

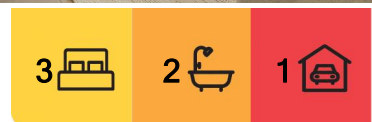
- Terrific tidy townhouse with three beds, two baths, downstairs powder room, and laundry
- Beautifully maintained home, heaps of storage throughout, vacant and ready to move in!
- Open living with A/C, modern kitchen with electric appliances, and outdoor entertaining
- All bedrooms with A/C, fans, and built-ins, master with private ensuite
- Wonderful location near parks, schools, shops, and express city buses

Nestled in leafy Algester, this pristinely presented complex is perfect for a low-fuss lifestyle - with fantastic, low body corporate fees of approximately \$70 per week. The pinnacle of suburban living, you'll find everything you need at your fingertips!

- 450 m to Algester Star Shopping Centre with Asia Mart



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**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B2XHF4R](http://ljhooker.com.au/B2XHF4R)

**Contact**  
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**LJ Hooker Property Partners**  
**07 3344 0288**

- 750 m to bus stop with express city buses
- 950 m to Timberland Park
- 1 km to Central Park Shopping Mall with IGA
- 1 km to Algester State School
- 2 km to Calamvale District Park
- 2.4 km to Calamvale Central
- 2.7 km to Sunnybank Hills Shoppingtown
- 3.3 km to Calamvale Community College
- 3.9 km to Calamvale Marketplace
- 20.7 km to Brisbane CBD

Unit 33 is a peaceful end townhouse with a prime position near the entrance to the complex. A light-tone brick and weatherboard mixed facade is paired with simple tidy landscaping, creating an alluring atmosphere. A single garage sits behind the sizeable driveway, providing parking for two vehicles.

As you step inside, you'll first past the powder room and laundry on your way down the hall to the open living space at the back.

The living and dining room is drenched in natural light through sliding doors and tall windows, with LEDs above shining onto the large format, easy-clean square tiles below. An air-conditioning unit keeps this entertainer's paradise comfortable all year round.

Heaps of cabinetry and swift electric appliances allow for effortless mealtimes in the family kitchen, with both a high bar and breakfast bar adding to the open and airy vibe within this lovely home.

Sliding doors open to the back covered patio, with a low maintenance garden adding to the immediate appeal of this fully fenced backyard.

Three generously sized bedrooms occupy the upper level, each with crisp air-conditioning, built-in wardrobes and ceiling fans for added comfort. The master suite enjoys a little extra luxury, with a personal ensuite, while the other two rooms are serviced by the family bathroom with a shower-over-tub and plenty of storage in the vanity.

With extra storage space throughout and side external access through the laundry, everything has been considered so even the busiest of families can enjoy a stress-free lifestyle.

Vacant and move-in ready, get ahead of the crowd - call Team Kevin Ahn today!

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Sunday & Summer Property Specialists Pty Ltd with Sunnybank Districts P/L T/A LJ  
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## More About this Property

<b>Property ID</b>	B2XHF4R
<b>Property Type</b>	Townhouse
<b>Including</b>	Air Conditioning Toilets (3) Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Kevin Ahn 0400 098 188**

Agent/Independent Contractor | kevinahn@ljhsbh.com.au

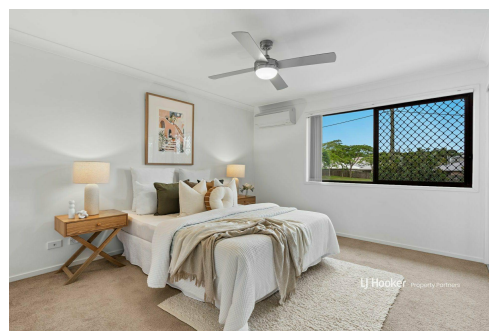
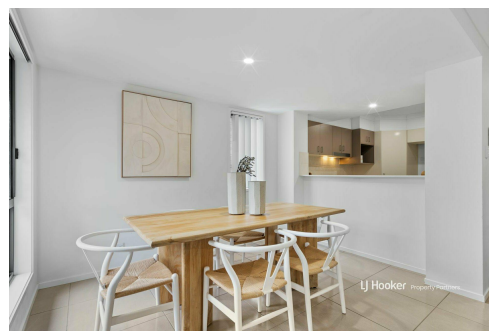
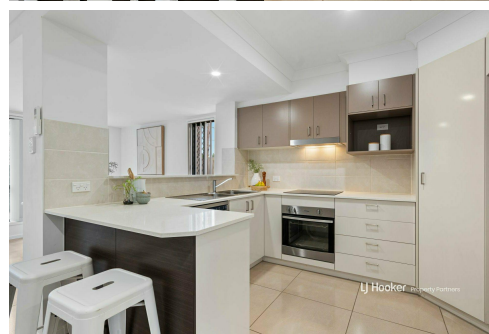
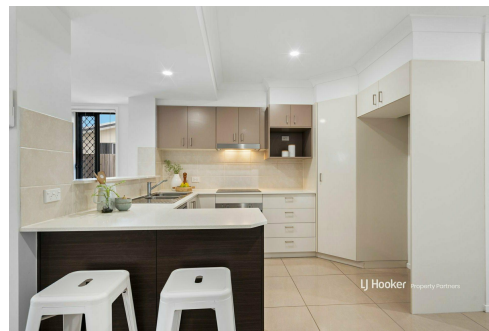
**Sienna Kim 0477 735 068**

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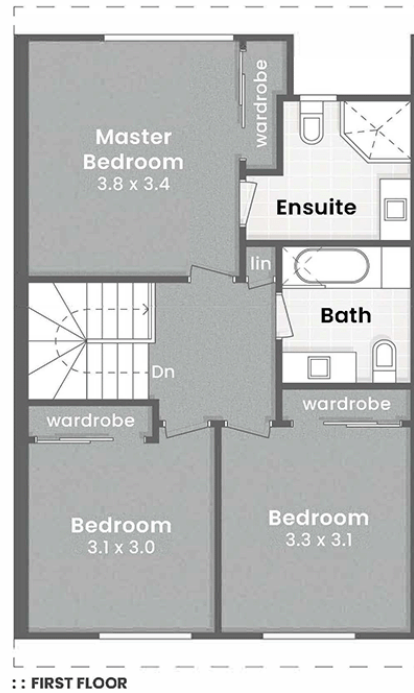
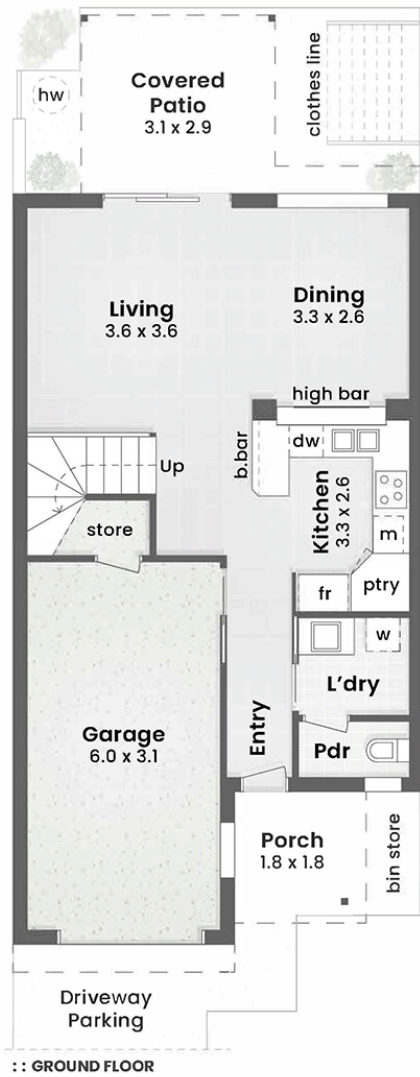
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- LEGEND**
1. Complex Visitor Parking
  2. Driveway Parking
  3. Entry Porch
  4. Covered Patio
  5. Clothes Line



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ALGESTER RISE | 33/109 Dalmeny Street

Internal 129m<sup>2</sup> | Patio & Porch 12m<sup>2</sup> | Total 141m<sup>2</sup>

**ALGESTER**



3 Bed



2 Bath + Powder



1 Car + Off-Street

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