



64 Menser Street, Calamvale

## Move In Ready Comfort with A New Expansive Entertainer's Deck

An Easy Yes for a Quality, Refreshed Lowset that Ticks Every Box

Freshly updated and perfectly positioned, this stylish lowset brick-veneer home offers an effortless lifestyle for families or savvy investors. Situated in a well-connected pocket of Calamvale offers brand-new paint, hybrid flooring, and stone benchtops, it offers a contemporary aesthetic that suits young families, downsizers, or those seeking a high-quality, low-maintenance investment.

### Highlights:

- Refreshed lowset with new paint, hybrid flooring, LED lighting and sheer & roller curtains
- Multiple living areas, kitchen & bathroom vanities updated with new stone benchtop
- 4 generous bedrooms; master with walk-in robe, ensuite, and air-conditioning
- Low maintenance flower garden backyard with new outdoor deck for effortless entertaining & 5,000L watertank
- Unbeatable proximity to transport, parks, and schools; 500m to

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### AUCTION

Sat 11th Apr @ 10:30AM

### VIEW

Sat 11th Apr @ 10:00AM - 10:30AM

### AGENTS

Jackson Chow  
0435 998 468  
jacksonchow@ljhpp.com.au

Debbie Chow  
0411 138 328  
jacksonchowssa@ljhpp.com.au

### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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 **LJ Hooker**

## Calamvale District Park

### BRIGHT INTERIORS AND VERSATILE LIVING

Wrapped in classic brick-veneer with a durable tile roof, this home exudes solid, low-maintenance appeal on a level 402m<sup>2</sup> block. Combining modern interior upgrades with a location that puts every local amenity right at your doorstep, the journey begins in the light-filled living areas, with new LED lights and hybrid flooring underfoot. Entertain your friends in the formal living area or relax in the open-plan air-conditioned family living area.

The heart of the home features a modern kitchen recently elevated with a brand-new stone benchtop and a breakfast bar for a casual meal. Designed for the master chef, this efficient space boasts quality appliances, a large pantry, and extensive bench surfaces that make meal preparation a breeze.

### CONTEMPORARY COMFORT IN EVERY ROOM

Four well-proportioned bedrooms ensures everyone has their own restful retreat. The master suite serves as a private escape, positioned at the rear, complete with a walk-in robe, a well-appointed ensuite with new stone benchtop, and air-conditioning for a climate-control respite. The other bedrooms come with built-in robes, serviced by a central main bathroom with new stone benchtop.

### EASY-CARE OUTDOOR ENTERTAINING & FLOWER GARDEN

Forget the hassle of a traditional lawn; this property has been thoughtfully designed for maximum enjoyment with minimal effort, as sliding doors open onto a low-maintenance flower garden yard with new expansive deck that serves as the ultimate stage for weekend entertaining. This expansive space is framed by lush, established greenery and flower garden, providing a high level of privacy and a serene backdrop for morning coffees or large family barbecues.

### A LIFESTYLE OF UNMATCHED CONVENIENCE

Experience a life where everything you need is right at your fingertips. From expansive green spaces to top-tier educational facilities and effortless transport links, this location offers the perfect balance of suburban tranquillity and urban accessibility.

- 350m Bus Stop
- 550 m to the 33-acre Calamvale District Park, featuring incredible playgrounds, a skywalk, flying fox, and dog park.
- 1.4km to Calamvale Community College, providing quality education just a short walk away.
- 1.4km to Calamvale Marketplace for all your daily shopping, dining, and grocery needs.
- Easy Access to the Logan and Gateway Motorways, ensuring a smooth commute to the city, airport, or coast.

### MAKE YOUR MOVE TODAY

Opportunities to secure a beautifully refreshed home in such a prime pocket of Calamvale are few and far between. Register your interest with Jackson and Debbie today before it's gone.

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Sunnyvale Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker  
Property Partners  
ABN 39 633 082 112 / 21 107 068 020

## MORE DETAILS

Property ID B43PF4R  
Property Type House  
Land Area 402 m2  
Including Air Conditioning  
Outdoor Entertaining  
Built-in-Robes

### Jackson Chow 0435 998 468

Agent/Independent Contractor | [jacksonchow@ljhpp.com.au](mailto:jacksonchow@ljhpp.com.au)

### Debbie Chow 0411 138 328

Agent with Jackson Chow | [jacksonchowssa@ljhpp.com.au](mailto:jacksonchowssa@ljhpp.com.au)

### LJ Hooker Property Partners 07 3344 0288

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Scale in meters. Indicative only. Dimensions are approximate.  
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