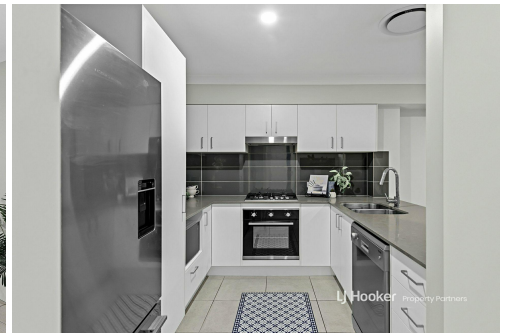
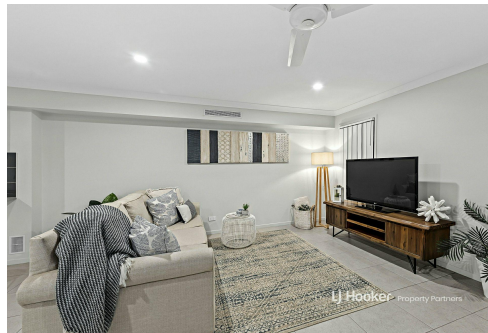
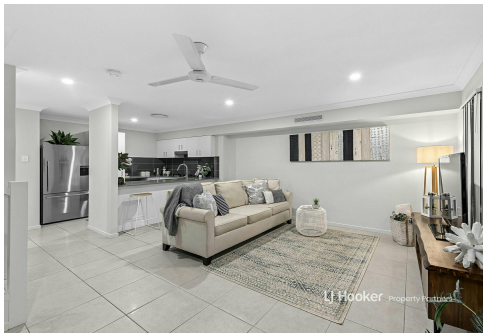


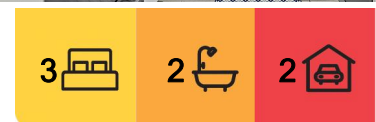


LJ Hooker Property Partners



## Calamvale, 1/28 Diane Court

SOLD BY THE GILLESPIE TEAM



Built only a few years ago, this high-quality, super stylish home is a fantastic option for buyers seeking a functional, spacious and well-designed townhouse in a boutique complex that boasts low Body Corporate fees.

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B2KEF4R](http://ljhooker.com.au/B2KEF4R)

Situated at the end of the run, number 1 has the best position and occupies the biggest block in this tidy and neatly maintained estate. A private side path leads to a large, secure courtyard garden with pretty hedging and soft lawns that make it ideal for both children and pets to play. Fully fenced this is a lovely spot for unwinding and soaking up some sunshine or sitting under the shade and relaxing with friends.

**Contact**  
**Karl Gillespie**  
0411 599 850  
[karlgillespie@ljhpp.com.au](mailto:karlgillespie@ljhpp.com.au)  
**Bailey Atherton**  
0410 724 362  
[baileyatherton@ljhpp.com.au](mailto:baileyatherton@ljhpp.com.au)

Top features include:

- Near new townhouse in best & biggest lot of the complex
- Affordable levies under \$50 per week
- Fantastic storage and double garage



**LJ Hooker Property Partners**  
07 3344 0288

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- Large garden with outdoor entertaining area
- Great layout with generous upstairs study
- Walk to Calamvale District Park!

The impressive interiors are on point for style and classic decor that will stand the test of time. Neutrals are key with large, tiled floors, high ceilings with ducted air, fans and downlights, soft tones of grey with white accents combine to create a calm ambience that is both welcoming and restful. The layout is smart and offers square shaped rooms making them ideal when planning your furniture placement. The floorplan comprises:

- Good size lounge area with lots of walls for media equipment and cabinetry.
- Lovely dining area enjoys cool breezes from the sliding screened doors that connect to the patio and garden.
- Premium standard kitchen features stone benches and dining bar seating, undermount sink, gas stove and ample cabinetry in white. Large pantry storage, dishwasher and decent fridge space.
- Alfresco area is fully tiled and comfortable for use during all seasons with overhead light and fan.
- Handy downstairs powder room and adjoining laundry facility.
- Good size study area on the upper level is ideal for home computer set up.
- Three neatly appointed bedrooms include soft carpets, blinds to windows, fans and ducted air conditioning along with sliding robe storage to two rooms and WIR to master bedrooms which also features a stylish ensuite with two sinks to vanity.
- Main central bathroom has glass shower and chic stone top to vanity with wide sink.

Proximity to amenities is another key benefit of this estate. A short walk to Calamvale Community College and Calamvale District Park where you can join in the Saturday parkrun or picnic with the kids while they play. Near to Goodstart childcare service and St Stephen's Catholic Primary. For recreation and shopping there are heaps of choices all within a short driving distance being Woolworths on Nottingham and Drakes in Algester, Calamvale Central and Sunnybank Shopping Town. Bus stop at the end of the road and the M2 motorway or main arterials are all within easy reach.

Secure, spacious and serene, this near new property is an excellent proposition for all buyers including first timers, family upsizers and investors. A great place to start your journey on the property ladder be that as an investment or to move in. Give us a call today to find out more.

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 enquiries.

K & Q Investments Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
ABN 56 794 753 139/ 21 107 068 020



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

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## More About this Property

<b>Property ID</b>	B2KEF4R
<b>Property Type</b>	Townhouse
<b>Land Area</b>	152 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (3) Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

### Karl Gillespie 0411 599 850

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

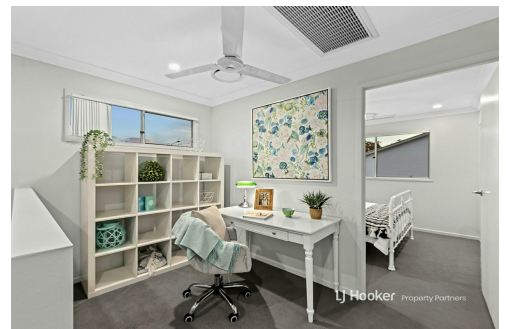
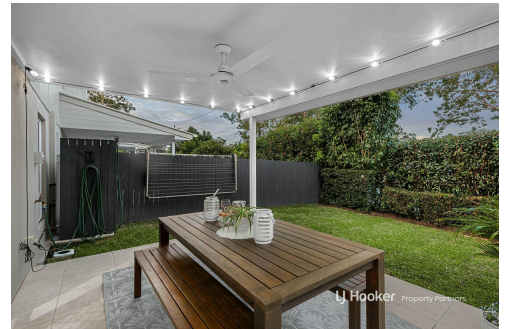
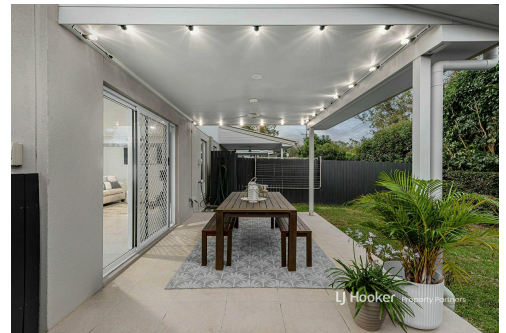
### Bailey Atherton 0410 724 362

Co-Agent to Karl Gillespie | [baileyatherton@ljhpp.com.au](mailto:baileyatherton@ljhpp.com.au)

### LJ Hooker Property Partners 07 3344 0288

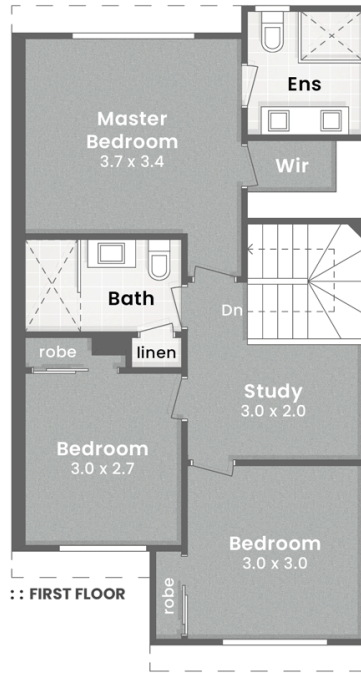
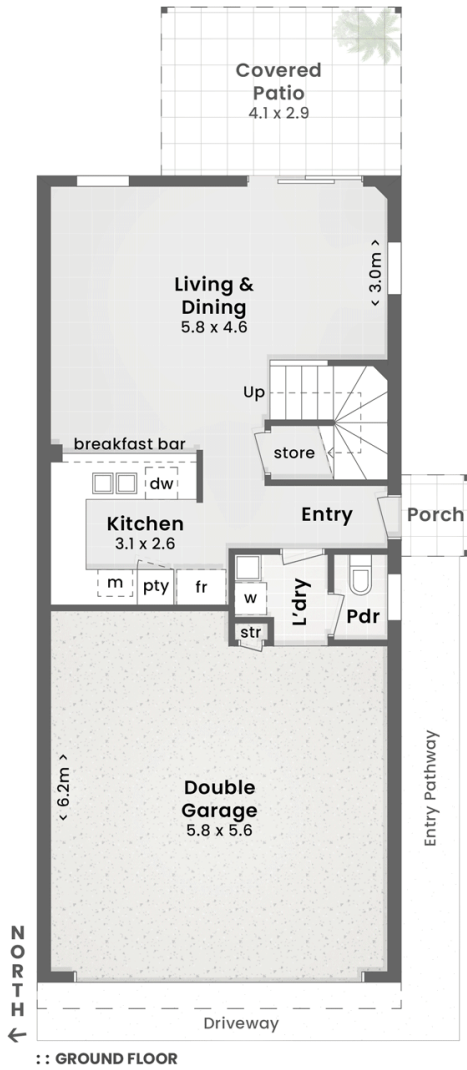
25 Pinelands Road, SUNNYBANK HILLS QLD 4109

[propertypartners.ljhooker.com.au](http://propertypartners.ljhooker.com.au) | [sunnybankhills@ljhpp.com.au](mailto:sunnybankhills@ljhpp.com.au)



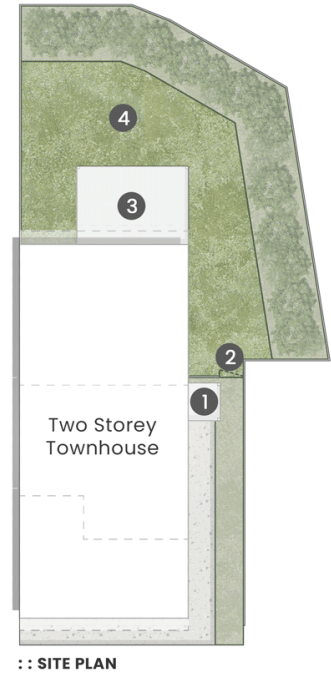
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**LEGEND**

- 1. Entry Porch
- 2. Side Access Gate
- 3. Covered Patio
- 4. Fenced Grass Yard



DRIVEWAY ACCESS TO  
DIANE COURT

**LJ Hooker**  
Property Partners

KARA RESIDENCES | 1/28 Diane Court

**CALAMVALE**

Internal 144m<sup>2</sup> | Patio & Porch 14m<sup>2</sup> | Total 158m<sup>2</sup>

3 Bed + Study

2 Bath + Powder

2 Car

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**pdc.**

**LJ Hooker**

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