



Calamvale, 1/77 Menser Street

SOLD BY THE GILLESPIE TEAM

If you've been hunting for the perfect townhome or a standout investment in Calamvale, stop the scroll--this is the one! Tucked away in a peaceful yet ultra-convenient complex, this freshly updated townhouse delivers on space, style, and prime location. Whether you're a savvy investor, a first-home buyer, or someone who just loves a low-maintenance, high-reward lifestyle, this one ticks every box.

Top 5 Features at a Glance:

1. Freshly updated inside and out - brand-new carpets and a fresh coat of paint for a crisp, modern feel.
2. Outdoor entertaining made easy - covered alfresco area overlooking a lush, low-maintenance garden.
3. Comfort in every room - ceiling fans & split-system air conditioning for year-round climate control.
4. Resort-style complex perks - enjoy communal BBQ facilities and a large, grassy space



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For Sale
UNDER CONTRACT

View
ljhooker.com.au/B30JF4R

Contact
Karl Gillespie
0411 599 850
karlgillespie@ljhpp.com.au
Bailey Atherton
0410 724 362
baileyatherton@ljhpp.com.au

LJ Hooker Property Partners
07 3344 0288

to relax or entertain.

5. Prime location for convenience - moments from parks, shopping hubs, transport, and top-rated local schools.

Step Inside & Fall in Love

From the moment you walk in, you'll feel right at home. The open-plan living & dining area is all about comfort and easy living--plenty of natural light, cool tiles underfoot, and a seamless connection to your private backyard. The kitchen is spot-on for the modern lifestyle, with loads of storage, stainless steel appliances, and plenty of space to prep your signature dish.

Slide open the back doors, and you've got yourself a private outdoor retreat--perfect for morning coffees, BBQ nights, or kicking back after a long day. The undercover patio means you can entertain rain or shine, and the easy-care gardens mean less work, more play.

Upstairs = Your Private Escape

Upstairs, you'll find three generously sized bedrooms, all with plush new carpets, built-in robes, and ceiling fans. The master suite is the star of the show, boasting a private ensuite and split system air con, while the main bathroom features a full-sized tub.

Why Buy in Calamvale?

You're just minutes from Calamvale Marketplace, Sunnybank Hills Shoppingtown, and city-bound buses, plus surrounded by parklands, bike trails, and top-rated schools. With vacancy rates in Calamvale at a low 0.9%, investors can expect strong rental demand!

- Growing suburb - median house price has increased 7.2% in the past 12 months
- Retail therapy - minutes to Calamvale Central, Sunnybank Hills Shoppingtown & local cafes
- Effortless commuting - city-bound bus routes 136 and 138 just a short stroll away
- Outdoor lifestyle - close to lush parklands, walking tracks & family-friendly spaces
- Sought-after school catchments - inside the Calamvale Community College zone

With its highly desirable location, fresh updates, and amazing lifestyle perks, 1/77 Menser St is a rare find. With body corp. fees approximately \$70 per week, this is a fantastic low-maintenance investment. Get in quick--because in this market, the best homes don't wait. Call Karl Gillespie today to secure your viewing!

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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

Property ID	B30JF4R
Property Type	Townhouse
Land Area	157 m2
Including	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

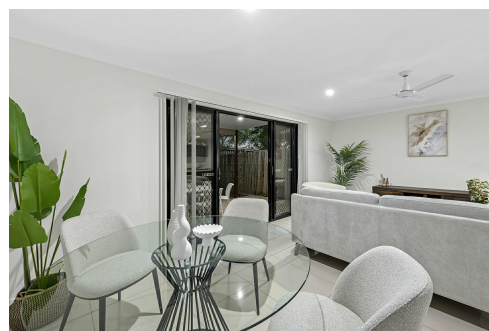
Bailey Atherton 0410 724 362

Lead Agent “ The Gillespie Team | baileyatherton@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

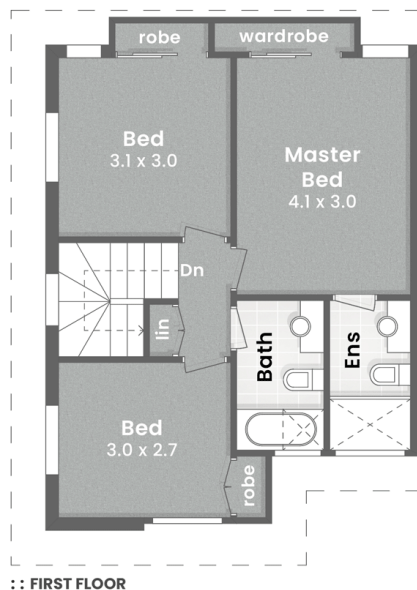
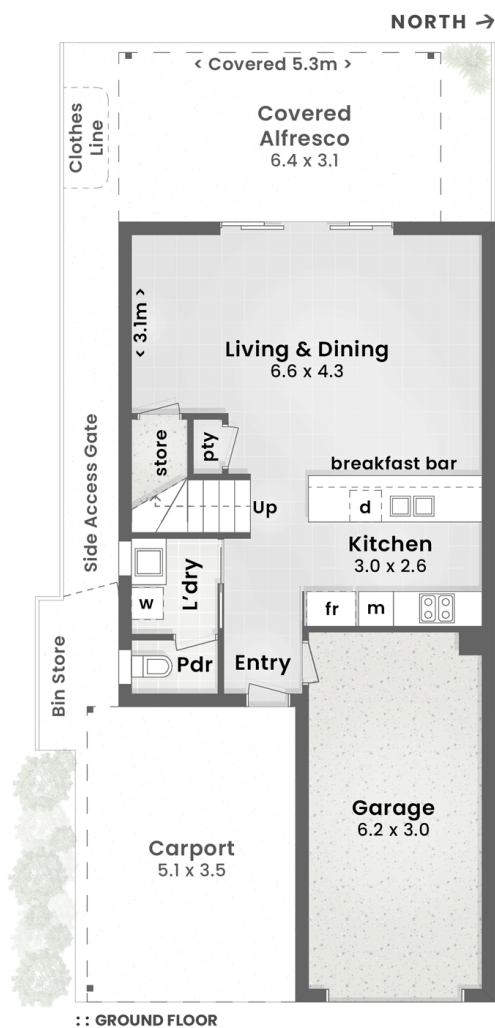
25 Pinelands Road, SUNNYBANK HILLS QLD 4109

propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au



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DRIVEWAY ACCESS TO
MENSER STREET

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BEAULIEU | 1/77 Menser Street
CALAMVALE

Internal 119m² | Alfresco 20m² | Carport 18m²

3 Bed 2 Bath + Powder 2 Car

Total 157m²

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