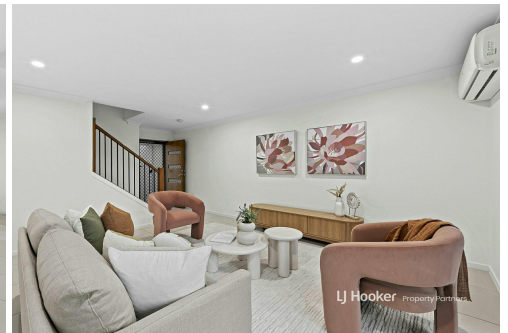


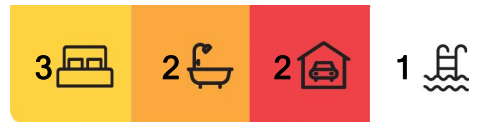


LJ Hooker Property Partners



Calamvale, 10/25 Yarrowonga Street

SOLD BY THE GILLESPIE TEAM



In an extremely well-presented residential estate, with a fully maintained inground swimming pool and shady picnic patio, this freshly painted townhouse punches well above its weight and won't sit long in this hot market.

Highlights:

- Light and airy tiled combined kitchen/living/meals area with A/C & screened door to patio, plus freshly painted throughout
- All-white kitchen cabinets, stone benches, high end electric appliances, glass splashback
- 3 carpeted bedrooms upstairs, all with A/C, 2 with BIRs, master with WIR & ensuite
- Self-contained main bathroom with shower and tub, powder room below next to laundry
- Private timber-fenced rear yard with no-mow gardens beside an open-air patio

The contemporary feel of the brick framed double garage at the end of a short driveway, sets the scene for what's behind this mixed material 2-storey facade.



For Sale
Please Call

View
ljhooker.com.au/B2H6F4R

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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.

The lower floor is fully tiled for easy cleaning, with a high polish large format style chosen to run through the open plan living room/meals area and kitchen.

With screened sliders opening to an intimate patio overlooking a no-mow fenced yard, there's capacity here to switch off the wall-mounted split system A/C and enjoy free ventilation when Mother Nature obliges.

The kitchen will be a welcome discovery for creative cooks, with its sleek stone benchtops, the one-wipe glass splashback behind an electric cooker, dishwasher and twin sink. Nearby is a powder room and compact laundry.

Upstairs, carpet keeps things cosy underfoot in 3 bedrooms, 2 either side of a main bathroom with shower and tub, and the larger master opposite, swapping BIRs for a spacious walk-through set-up into an ensuite with a shower.

The double garage is a big win for a townhouse set-up, and this one also has access into valuable understairs storage and the kitchen via a slider separating the cars from the laundry.

Rounding out this offering is use of the complex pool, a big inground beauty - fully maintained by managers for your pure enjoyment, and a top location that gets you most places on foot: bus stop (5 minutes), Calamvale District Park (10), Calamvale Community College (15). Shopping hubs are just a short drive: Woolies at Calamvale Marketplace (4 minutes), double that to SBH Shoppingtown.

We expect this one to fly off the market as quickly as it arrived, so get your offers on the table fast!

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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



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More About this Property

Property ID	B2H6F4R
Property Type	Townhouse
Land Area	154 m ²
Including	Air Conditioning Toilets (3) Pool 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

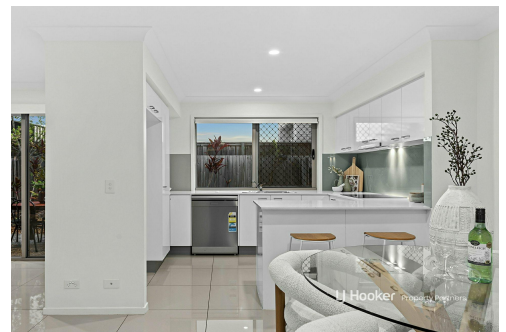
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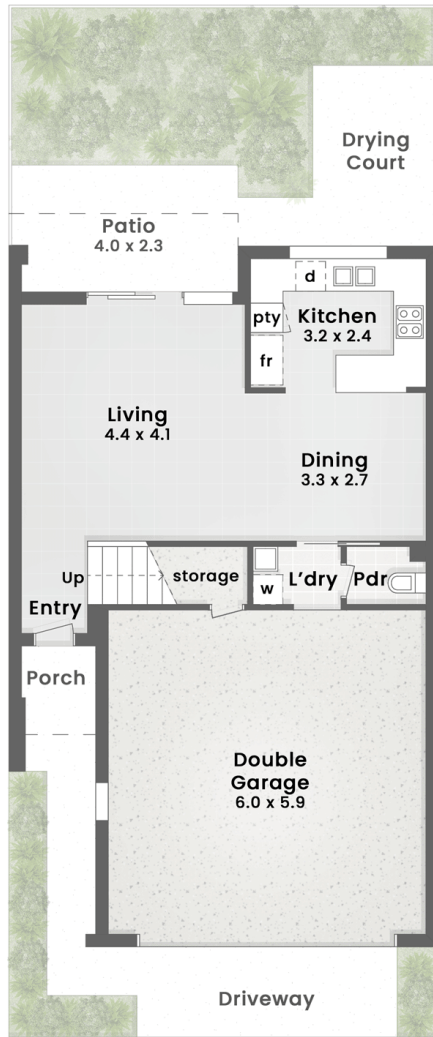
10/25
Yarrowonga Street
CALAMVALE

-  3 Bed
-  2 Bath + Powder
-  2 Car

Internal 150m²
Patio & Porch 12m²
Total 162m²

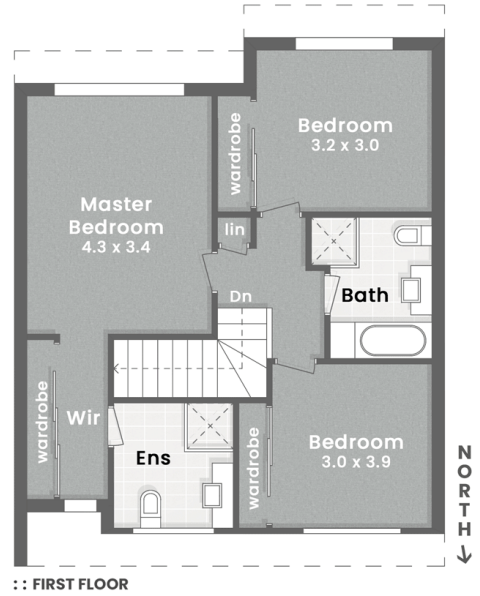
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:: GROUND FLOOR

DRIVEWAY ACCESS TO
YARROWONGA STREET



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