



10/28 Diane Court, Calamvale

SOLD BY THE GILLESPIE TEAM

Finding a property that seamlessly blends contemporary style with genuine family-sized proportions can be a challenge, but 10/28 Diane Court achieves it with ease. Tucked away in a quiet, sought-after pocket of Calamvale, this modern two-storey townhouse offers a lifestyle of absolute convenience, located just a short stroll from the expansive adventure playgrounds and walking tracks of Calamvale District Park. Whether you are a first-home buyer, a growing family, or a savvy investor, this residence delivers a sophisticated, low-maintenance retreat in a prime location.

At a glance:

- 4-years-young two-storey townhouse with rare double garage
- Bright, tiled open-plan lounge and dining area with ducted aircon, and a gourmet kitchen
- 3 bedrooms upstairs including a master retreat with walk-in robe and twin-vanity ensuite, centered around a versatile landing study/office nook
- Oversized terrace for versatile and easy entertaining within a private, fully fenced courtyard
- Low body corp in a well-maintained complex with ample visitor parking
- Prime location just 500m from Calamvale District Park and minutes from city-bound buses, Calamvale Marketplace, and

3 2 2

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Property Partners
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Calamvale Community College

A sleek rendered facade opens into a bright, expansive lower level designed for effortless modern living. Polished tile floors stretch across a generous open-plan layout, where the air-conditioned lounge and dining zones bathe in natural light.

At the heart of this level, the gourmet kitchen serves as a central hub, boasting a wrap-around breakfast bar, sleek white cabinetry, and quality appliances including a dishwasher. Uniquely practical, this ground floor also hosts a toilet, and ample under storage.

Upstairs, the layout reveals a clever use of space with a dedicated office or study area positioned perfectly by the stairs for those seeking a quiet work-from-home sanctuary. All three bedrooms are designed for restful nights, featuring plush carpets and ceiling fans to complement the split-system air conditioning found throughout.

The master suite serves as a true parental retreat, boasting a generous walk-in wardrobe and a private ensuite complete with double sinks, while the additional bedrooms are just steps away from the large central main bathroom.

Outside, the expansive outdoor patio offers a versatile footprint for large-scale entertaining, easily accommodating a full outdoor lounge and dining suite with room to spare. Fully fenced and framed by low-maintenance greenery, it serves as a private, sun-drenched sanctuary for weekend barbecues or quiet relaxation. Practicality remains a priority with a rare double garage providing secure internal access, a significant advantage that perfectly complements the home's generous proportions.

Situated within a beautifully maintained complex, residents also enjoy access to a sparkling on-site pool and tropically landscaped communal spaces. The location offers the ultimate suburban lifestyle, positioned just moments from the vast green expanses of Calamvale District Park and within easy reach of the area's best schools and shopping hubs.

Location Highlights:

- 500m to Calamvale District Park
- 550m to city-bound bus stop
- 1.3km to Drakes Parkinson
- 1.6km to Calamvale Community College
- 1.7km to Calamvale Marketplace

With its unique combination of oversized outdoor space and modern internal finishes, this property is a standout opportunity. To arrange your inspection, please contact Karl Gillespie or Bailey Atherton today.

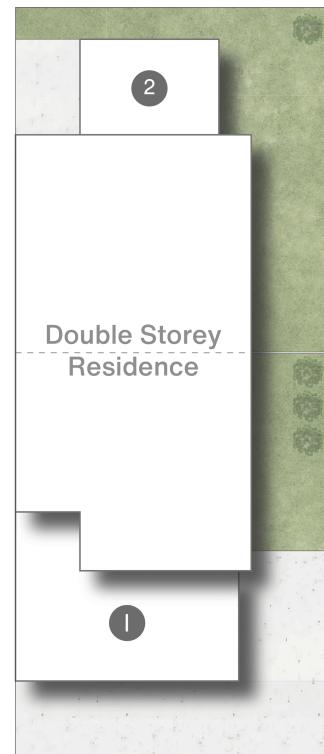
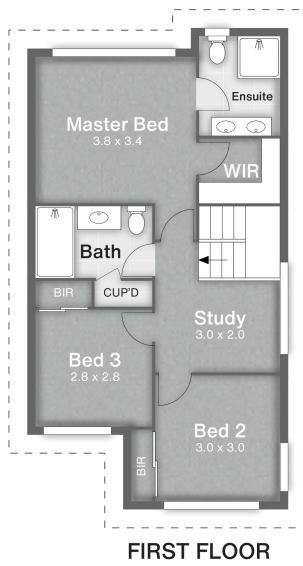
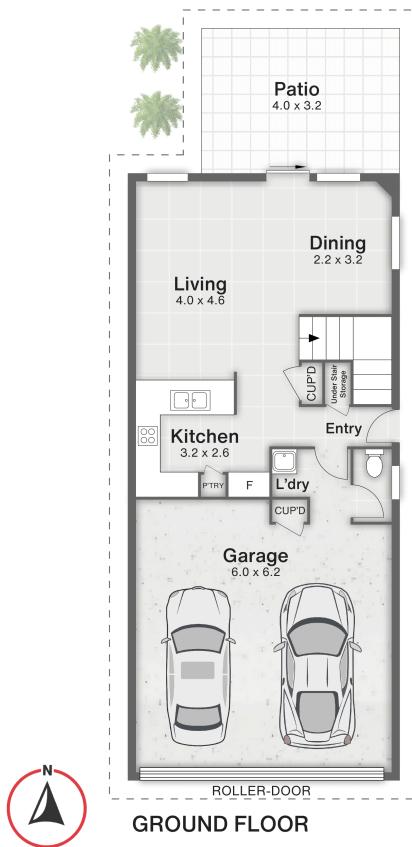
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K & Q Investments Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 56 794 753 139/ 21 107 068 020

MORE DETAILS

Property ID B3WFF4R
Property Type Townhouse
Land Area 152 m2
Including Air Conditioning
Ducted Cooling
Ducted Heating
Toilets (3)
Courtyard
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage





UNIT 10

3 | 2 | 2 | 161m² | 223m²

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
Plans are shown for marketing purposes only.

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