







12/200 Kameruka Street, Calamvale

Private End Townhouse with Expansive Backyard, Perfect for Pets & Kids

Only a 2-minute stroll to village-style shopping at vibrant Gowan Rd Plaza, this 2-storey townhouse complements its air-conditioned interior with a family-friendly private yard and access to an estate-managed, sail-shaded swimming pool.

Highlights:

- Ground: tiled lounge/dining hub (AC), modern kitchen, storeroom, laundry, & powder room
- Up: 3 carpeted beds (AC in all) + a full bathroom, master bed has an ensuite, WIR, & deck
- Easy-care grounds (lawn, gardens), covered patio, use of the complex pool, single garage
- 2-minute walk to Gowan Rd Plaza (eateries, supermarket, pharmacy), 10 to city-bound buses
- 5-minute drive to Calamvale Community College, Calamvale Central & SBH Shoppingtown

As far as townhouses go, this 2-storey delight sits firmly on the spacious side. At ground level, the front porch opens into a tiled combined living/dining hub with AC and a fan. The adjacent kitchen is

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Interested parties must rely solely on their own enquiries.

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FOR SALE
Offer's Over $749,000

VIEW
Sat 7th Nov @ 12:15PM - 12:45PM

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a stylish affair, fitted with a breakfast bar, 2 pantries, and a suite of all-electric appliances that include a dishwasher and slimline rangehood.

Behind the kitchen is a dedicated laundry, valuable storage bay, and a handy powder room - while on the dining side, a slider opens onto a covered alfresco entertaining patio embraced by fenced gardens and lots of play-friendly lawn.

Upstairs, the 3 bedrooms are all cosily carpeted with individual AC units. The largest in size, the master upgrades built-in robes to a walk-in set-up and indulges its occupants with access to an ensuite (shower) and covered timber balcony. The other beds share the main bathroom on this floor - a self-enclosed space with a shower-over-tub.

For your precious wheels, there's a single garage, plus additional open parks on the front driveway. With summer coming up, the sail-shaded swimming pool in this complex will be a welcome inclusion to your recreational pursuits and, best of all, someone else maintains it for you!

Another highlight of this property is its location with Gowan Rd Plaza around the corner for last-minute eats and quick runs to the supermarket or pharmacy. Also easily reached on foot are the many parks scattered throughout this popular neighbourhood, and it's only a 10-minute walk to city-bound buses. Driving, you can reach Calamvale Community College, Calamvale Marketplace and Sunnybank Hills Shoppingtown in under 5 minutes.

For a sweet slice of Brisbane's ever popular southside property market, this will be tough to beat.

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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	B5GPF4R
Property Type	Townhouse
Land Area	273 m2
Including	Ensuite
	Air Conditioning
	Intercom
	Pool
	Courtyard
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage











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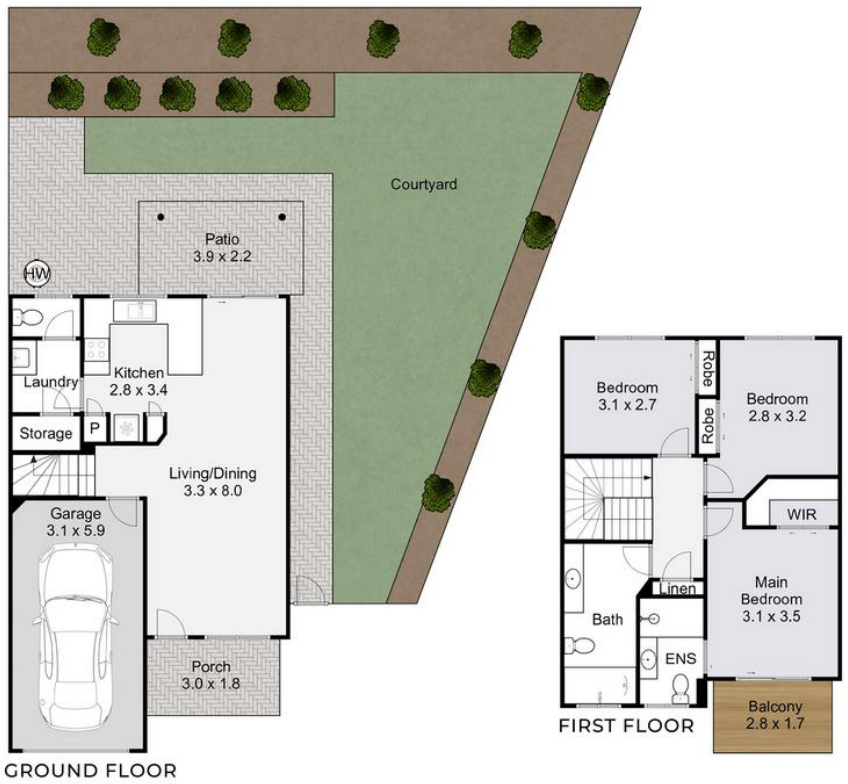
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12/200 Kameruka Street
CALAMVALE

3 Bed
2 Bath
1 Car

Internal : 120m²
External : 19m²
Total Area : 139m²

Disclaimer: This floorplan is strictly for illustrative purposes only. All measurements are approximate and buyers should make their own enquiries as to the accuracy of the information displayed herein. Floorings, colours, textures and items used are not indicative and are for visual display purposes only. No responsibility will be taken for any errors or omissions.



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