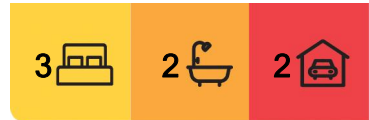


Calamvale, 12/77 Menser Street

SOLD BY THE GILLESPIE TEAM



Situated at the centre of the boutique Beaulieu complex, this stylish townhouse offers the perfect low-maintenance lifestyle for first-home buyers, downsizers, or investors. Beautifully presented with fresh paint and plush new carpets, this modern residence combines effortless living with outdoor charm - all in one of Calamvale's most convenient pockets.

Top 5 Features at a Glance:

1. Fresh carpets and paint throughout create a crisp, welcoming feel
2. Undercover outdoor entertaining overlooking a beautifully manicured, easy-care garden
3. Split system air conditioning and ceiling fans throughout for year-round comfort
4. Communal barbeque pavilion and large grassy area perfect for gatherings
5. Prime Calamvale location close to parklands, shops, schools, and public transport

From the private backyard retreat to the immaculate kitchen and bright living zone, every

For Sale
UNDER CONTRACT

View
ljhooker.com.au/B2YTF4R

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

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.

inch of this home is designed for comfort, functionality and easy entertaining. Whether you're enjoying a quiet night in or hosting friends under the covered alfresco, this is a home that delivers lifestyle without compromise.

Inside, the open-plan living and dining area flows effortlessly out to the rear patio, offering extended indoor-outdoor living. Tiled underfoot and neutral-toned for easy styling, inside is ideal for everyday living and weekend entertaining. The kitchen is modern and functional with quality appliances, ample cabinetry, and a long breakfast bar - great for quick meals or coffee catch-ups.

Upstairs, all three bedrooms are generously sized, each featuring ceiling fans and built-in robes. The master enjoys the privacy of its own sleek ensuite, while the main bathroom offers a full-sized bathtub and separate shower - perfect for families or guests.

Outdoors, the covered patio is a standout feature - with downlights, ceiling fan, and enough space to host parties or simply unwind with a glass of wine. The backyard is fully fenced and low maintenance, bordered by neat hedging and established plants to offer just the right touch of greenery.

Additional features include a remote-controlled garage plus carport for second vehicle, full laundry with powder room downstairs, security screens, and contemporary lighting throughout. The home is part of a well-maintained complex that offers peace, privacy, and community, including a beautiful large grassed area with undercover BBQ pavilion for everyone to enjoy.

The location is another major drawcard. Just minutes from Calamvale Marketplace and Sunnybank Hills Shoppingtown, with parks and playgrounds nearby, everything you need is within easy reach. Public transport is close by, and school zones include Calamvale Community College and Stretton State College. With easy access to major arterials, commuting to the city or coast is a breeze.

This fresh and functional townhouse is ready to move straight in - or lease out for a strong rental return. Secure your slice of Calamvale comfort today by contacting Karl Gillespie and Bailey Atherton for your inspection.

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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	B2YTF4R
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

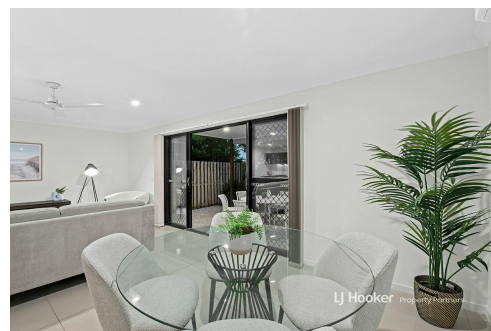
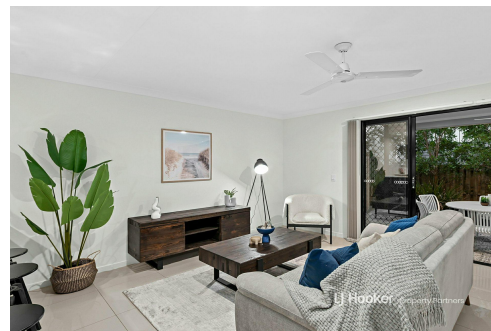
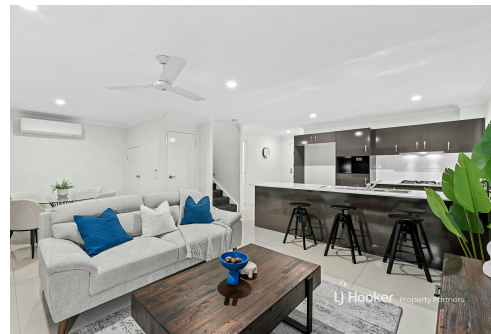
Bailey Atherton 0410 724 362

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

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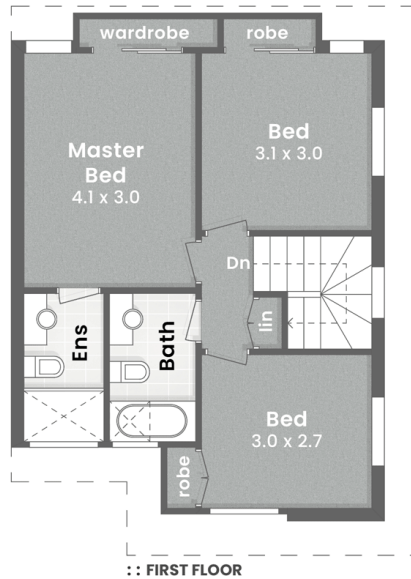
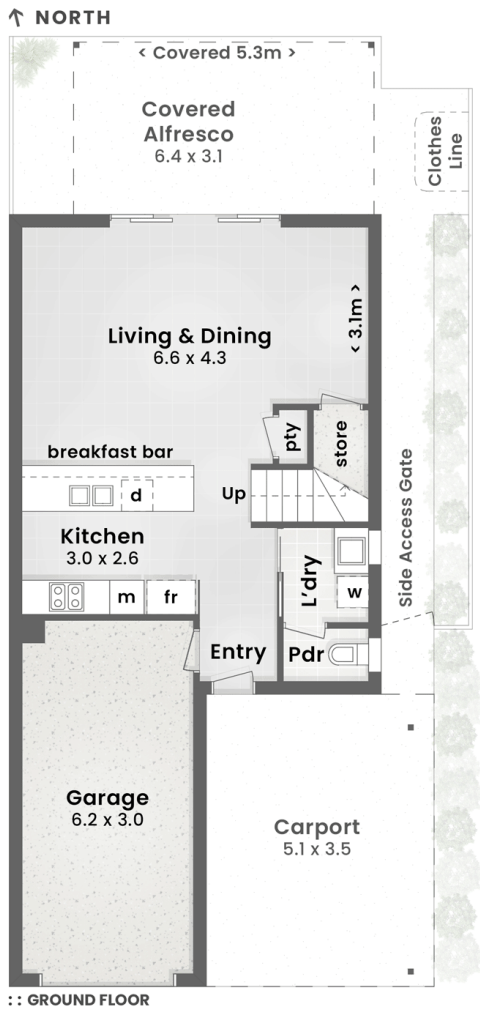
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LEGEND

- 1. Carport
- 2. Side Access Gate
- 3. Drying Court
- 4. Covered Alfresco
- 5. Fenced Yard



DRIVEWAY ACCESS TO MENSER STREET

LJ Hooker
Property Partners

BEAULIEU | 12/77 Menser Street

CALAMVALE

Internal 119m² | Alfresco 20m² | Carport 18m²



3 Bed



2 Bath + Powder



2 Car

Total 157m²

DISCLAIMER: This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of Pure Design Concepts. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken of building design. Find out more at puredesignconcepts.com.au

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