

Calamvale, 13/35 Jaffa Crescent

SOLD BY THE GILLESPIE TEAM

Enjoy effortless modern living in this immaculate three-bedroom townhouse, set within a peaceful seven-year-young complex complete with a relaxing on-site pool and affordable body corporate fees. Boasting a large open-plan layout, this home features a contemporary kitchen with stone benches, dishwasher, and rare walk-in pantry. Outdoors, a big patio overlooks a neat, landscaped courtyard for easy alfresco entertaining, while a rear complex pedestrian gate provides convenient access to nearby schools, shops, buses, parks and childcare - all within walking distance.

Top Highlights:

- Peaceful seven-year-young complex with sparkling on-site pool and attractively low body corporate fees
- Three-bedroom modern townhouse with fans and split system air conditioning for year-round comfort



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.

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For Sale
Please Call

View
ljhooker.com.au/B31NF4R

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LJ Hooker Property Partners
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- Spacious tiled open-plan living with chic feature wall, classy chandeliers, and seamless flow to outdoor patio
- Stylish kitchen with stone benchtops, dishwasher, walk-in pantry, and glossy cabinetry for ample storage
- Private landscaped courtyard with big entertainment patio and direct complex pedestrian access to shops and schools

Families will love the convenience of this location. Exceptionally walkable and nestled in a peaceful suburban setting, this townhouse is just a short stroll from everything you need. Schools, childcare, parks, and shopping centres are all nearby, making this a fantastic choice for households who value comfort, security, and lifestyle ease.

Nearby Amenities:

- 350 m to Riverina Street Park
- 650 m to bus stop
- 1 km to Calamvale Central
- 1.1 km to Sunnybank Hills Shoppingtown
- 1.7 km to Calamvale Community College
- 1.9 km to Goodstart Early Learning Algester
- 2.1 km to Calamvale District Park

Tucked away in a beautifully maintained complex, this townhouse offers not only a relaxed, easy-care lifestyle but also a stylish presence. Its contemporary rendered and clad exterior is complimented by a luminous front porch and a single remote garage. With the complex's swimming pool just a short walk away, summer afternoons can be spent poolside without leaving home.

Enter inside to find a spacious tiled living and dining zone with classy chandeliers and an elegant feature wall. Air conditioned, this area creates a welcoming setting for socialising or quiet relaxation.

The trendy kitchen sits in a smart corner layout, complete with sparkling stone benchtops, plenty of glossy cabinets, quality electric appliances, a dishwasher, and a walk-in pantry - a rare and appreciated bonus. A convenient breakfast bar provides the perfect spot for casual meals or catching up with loved ones.

Slide open the glass doors to reveal a large, paved patio - ideal for alfresco dining or entertaining friends and family. Surrounded by neat lawns and thoughtfully landscaped gardens, this private courtyard offers a charming green outlook with minimal upkeep.

Upstairs are three carpeted bedrooms, each featuring sleek chrome ceiling fans and built-in wardrobes. The oversized master suite includes its own air conditioner, a personal balcony for peaceful morning coffees or twilight drinks, and a contemporary ensuite with shower. A shared bathroom with a full-sized bathtub caters to the rest of the household.

Additional Features Include:

- Garden shed
- PV solar panels for energy savings



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- Under stairs storage
- Internal laundry
- Downstairs powder room

Contemporary, low-maintenance, and perfectly positioned - this townhouse is a lifestyle winner for families, couples, and investors alike. Contact Karl Gillespie or Bailey Atherton today to find out more or arrange your private viewing.

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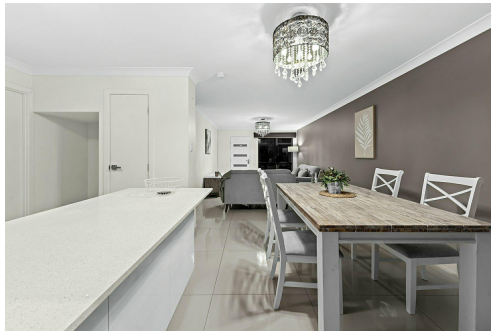
K & Q Investments Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
 ABN 56 794 753 139/ 21 107 068 020

More About this Property

Property ID	B31NF4R
Property Type	Townhouse
Land Area	142 m2
Including	Air Conditioning Toilets (3) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

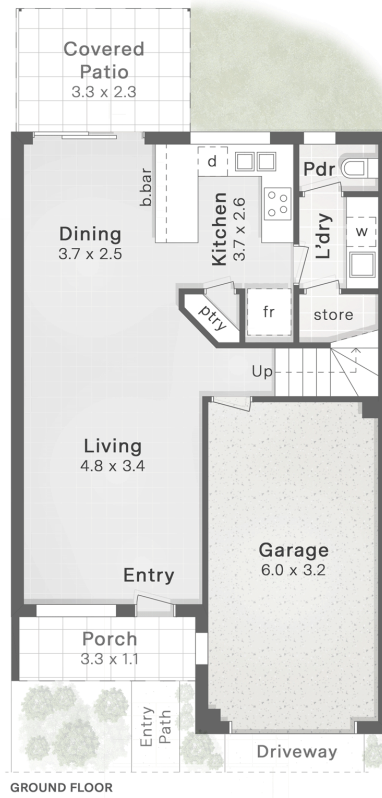
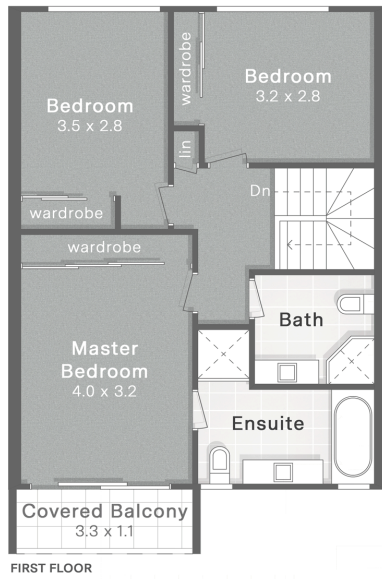
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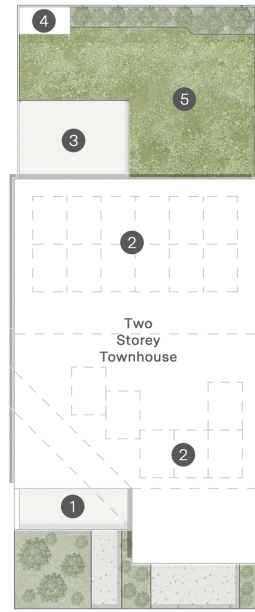


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1. Entry Porch
2. PV Solar Panels
3. Covered Patio
4. Garden Shed
5. Fenced Grass Yard



Calam Place

13/35 Jaffa Crescent Calamvale

Internal 129m² | Patio, Balcony & Porch 16m²

→ 3 Bed

→ 2 Bath + Powder

→ 1 Car

Total 145m²

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