




15/77 Menser Street, Calamvale

SOLD BY THE GILLESPIE TEAM

Step into a lifestyle defined by fresh finishes, easy entertaining, and genuine convenience in this beautifully updated Calamvale townhouse. The moment you cross the threshold, the feeling is one of clean, contemporary readiness, allowing you to bypass the hassle of renovations and instantly embrace a relaxed way of living. This is the perfect low-maintenance home or investment, thoughtfully arranged with three spacious bedrooms, twin bathrooms, a guest powder room, and a private, green courtyard.

- Contemporary two-storey townhouse, move-in ready, enhanced by fresh paint, new flooring, and updated lighting
- Ideal family layout with 3 bedrooms, 2 full bathrooms, and an invaluable guest powder room on the ground floor
- Host with ease using the covered outdoor patio, which overlooks a beautiful, low-maintenance courtyard garden
- Experience year-round comfort with split system air conditioning and ceiling fans fitted throughout key zones
- Take advantage of the excellent location, with parklands, Calamvale Marketplace, schools and key local amenities nearby

Pull into the twin car accommodation, offering both a secure garage and a convenient covered carport to keep you and your vehicle sheltered. The welcoming entrance leads you into a refreshed, bright interior where the immediate feeling is one of space and calm. Newly

3  2  2 

FOR SALE
UNDER CONTRACT

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

installed carpets, fresh paint, and contemporary lighting instantly tell you this property is ready for you to simply unpack and enjoy the lifestyle.

The main level unfolds into a generously sized living and dining area, flowing seamlessly across cool, tiled floors. This open-plan design is bathed in natural light, offering a versatile space perfect for everything from relaxed weeknight dinners to hosting friends and family. A powerful split system air conditioner and a ceiling fan ensure that the atmosphere remains perfectly comfortable no matter the season.

Adjacent to the lounge, the beautifully appointed kitchen is designed for genuine engagement, featuring sleek, dark cabinetry and contrasting pale stone countertops with a generous breakfast bar. This practical space includes quality appliances like a dishwasher, ensuring effortless meal preparation while remaining connected to the main living area. The ground floor also offers key functionality with a dedicated laundry area and a separate powder room for guest convenience.

Upstairs, the home instantly transitions into a quiet, comfortable sanctuary dedicated to rest. The deep, new carpeting underfoot creates a sense of luxury that defines the private spaces of the home. The main bedroom is a true personal retreat, designed for complete unwinding after a busy day, complete with sleek mirrored robes and a private ensuite bathroom.

The remaining two bedrooms are equally inviting, offering family members or guests ample space and light, all kept comfortable by ceiling fans. Storage is effortlessly taken care of with built-in robes in every room. These bedrooms share the pristine, full-sized main bathroom, which features an essential bathtub, ensuring this upper level meets every family need with ease and style.

Outside, the private and fully fenced courtyard extends your living space into the fresh air, creating the perfect spot for alfresco dining. Wonderfully low-maintenance, entertain while overlooking a well-cared-for, easy-care garden that offers a soft green backdrop and a great space for children or pets.

This well-established complex also provides communal barbeque facilities and a large grassed area, extending your usable outdoor amenity beyond your private fence. Perfectly situated, the location offers exceptional convenience, placing you near lush parklands, major shopping precincts, and all the essential amenities that make Calamvale such a highly desirable suburb. This is an opportunity to secure a turnkey, updated home that delivers on lifestyle, location, and effortless comfort.

Demand is exceptionally high for modern, turnkey homes in this sought-after Calamvale pocket.

Contact Karl Gillespie or Bailey Atherton immediately to arrange your inspection and secure this flawless lifestyle opportunity 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 B3S5F4R
Property Type Townhouse
Land Area 156 m2
Including Air Conditioning
Toilets (3)
Courtyard
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage

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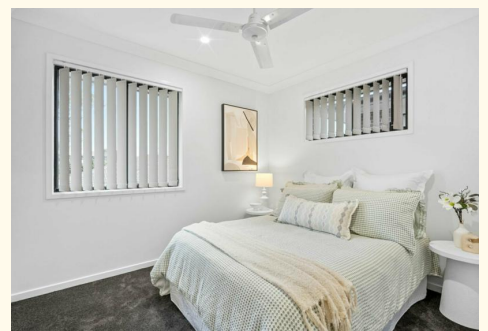
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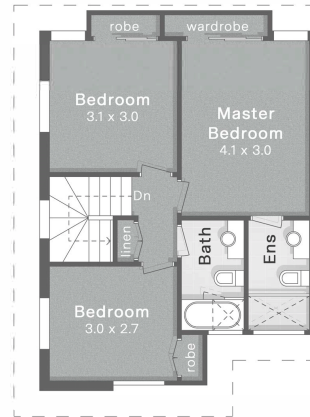
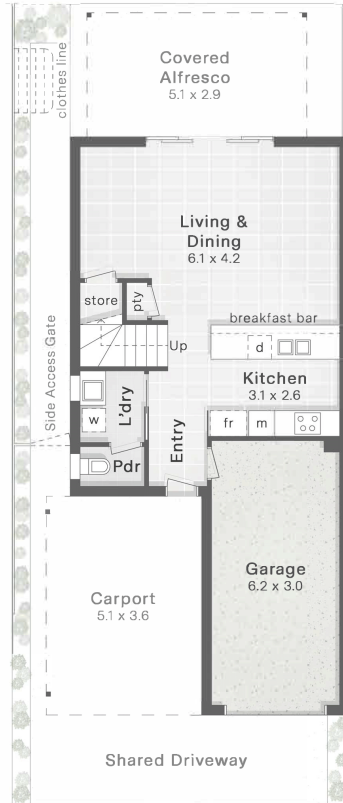
- 3 Bed
- 2 Bath + Powder
- 2 Car

Internal 120m²
Alfresco & Carport 39m²
Total 159m²
Remaining Fenced Area 37m²



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NORTH ↓



1. Shared Driveway
2. Covered Carport
3. Side Access Gate
4. Clothes Line
5. Covered Alfresco

