



16/108 Menser Street, Calamvale

Turnkey Convenience & Effortless Modern Living with Low Body Corp

Vacant and completely move-in ready, this two-storey Calamvale townhouse offers an exceptional entry-level opportunity for those seeking a low-maintenance, high-comfort lifestyle. With dual outdoor spaces, cooling air-conditioning, and a sparkling complex pool at your disposal, all the hard work has been done for you - just unpack and enjoy.

Highlights:

- Tiled open-plan lounge and dining area equipped with split-system air conditioning
- Master Suite Retreat complete with own air conditioning, a private ensuite, and walk-in robe + 2 additional bedrooms with built-ins
- A private courtyard downstairs and a breezy upper-level balcony off the second bedroom
- Sparkling complex pool and BBQ facilities; Low body corporate fees only \$80 per week
- 6 mins stroll to Calamvale District Park, near busses, shops, schools; Calamvale Community College catchment

Spanning two well-designed levels, this solid brick townhouse

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

Must Be Sold

VIEW

Sat 27th Jun @ 10:30AM - 11:00AM

AGENTS

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AGENCY

LJ Hooker Property Partners

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perfectly balances spacious communal areas with private retreats. The ground floor is dedicated to effortless living, boasting a low-maintenance tiled lounge and dining hub that keeps cool under split-system air conditioning. This flows into a large, functional kitchen fully equipped with a rangehood, dishwasher, and plenty of cupboard space for the home chef.

A downstairs guest toilet and a separate laundry add a layer of everyday practicality, alongside a single-car garage featuring secure internal access. Step outside from the living zone to discover your own private courtyard and a quiet oasis perfect for peaceful morning coffees or intimate outdoor dining.

Upstairs, warm timber flooring underfoot leads to three comfortable bedrooms. The master bedroom serves as a true sanctuary, boasting its own split-system air conditioner, an ensuite, and a spacious walk-in robe. The second bedroom opens directly onto a private balcony, perfectly positioned to catch the soothing breezes from the nearby trees, while the third features a walk-in robe. A large, neat central bathroom with both a bath and a separate shower services the rest of the upper level, complete with an adjacent separate toilet for added convenience.

Beyond your front door, the benefits of this secure complex continue. Enjoy full access to a sparkling in-ground swimming pool and BBQ area managed entirely by the complex offering a resort lifestyle without the maintenance hassle, thanks to the ultra-low Body Corporate fees of just \$80 per week.

A quick six-minute stroll is all it takes to reach the popular Calamvale District Park, giving you instant access to massive green open spaces, walking paths, and fantastic playgrounds for the kids. Commuters will also love the proximity to the 131, 136, and 138 bus routes, making your trip to the CBD, Griffith University, or Westfield Garden City a total breeze.

By car, you are absolutely spoiled for choice when it comes to shopping and dining. It's only a few minutes to your local setups at Parkinson Plaza and Calamvale Marketplace, or the massive retail hubs of Calamvale Central and Sunnybank Hills Shoppingtown. Top-tier schools and childcare options are practically on your doorstep, and with the Logan Motorway just moments away, jumping on the highway for work or hitting the road for a weekend coast trip couldn't be easier.

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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 B4WEF4R
Property Type Townhouse
Land Area 142 m2
Including Air Conditioning
Toilets (3)
Pool
Courtyard
Balcony
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage

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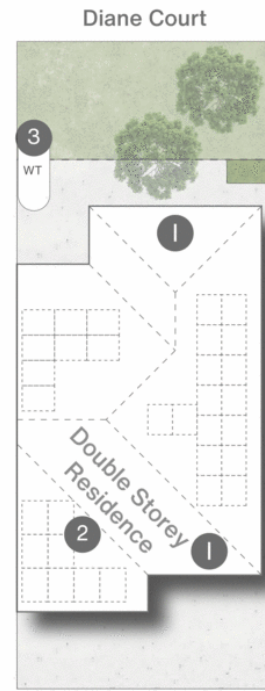


GROUND FLOOR



FIRST FLOOR

- 1 Patio
- 2 Garage
- 3 Water Tank



Unit 16



16/108 Menser Street CALAMVALE

3 | 2 | 1 | 145m² | 142m²

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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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