

## Calamvale, 17/16 Dellforest Drive

Scarce Lowset Villa, Vacant and Super Low Body Corp - \$35/week

Sporting flash new flooring and a lick of paint freshly applied, this 3-bedroom single-level villa in a foot-friendly location has all the makings of a sweet first step onto the property ladder, a rent-ready addition to the investment portfolio, or a low-stress downsizer.

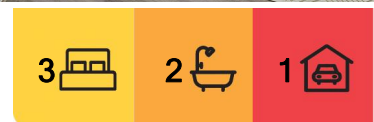
### Highlights:

- Highly prized lowset villa-style with a functional floorplan
- New carpet in 3 bedrooms, all with BIRs, master with an ensuite
- New hybrid flooring in the combined living/dining area off a tiled kitchen
- Enclosed alfresco patio, side access to fenced yard with a shed, ready to be transformed
- Small complex of just 18, with super low Body Corporate of just \$35/week

Refurbished just prior to hitting the market, whoever secures this villa will be the first to enjoy the new flooring and, if you're buying to move in yourself, the first to tap a nail into its



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**LJ Hooker Property Partners**  
07 3344 0288

freshly painted walls and hang up your favourite artwork.

The functional floorplan has the hybrid floored living/meals area, climate controlled with a split system A/C, sitting beside a spacious, tiled kitchen with all-electric appliances, including a dishwasher.

The fan-cooled bedrooms all have cosy carpet underfoot and sliding door robes for clothes/shoe storage, the larger master enjoying the privacy of an ensuite. The main bathroom is a good-size with shower and tub.

Elsewhere, there's a laundry, lock up single garage, and the meals area opens through a screened slider to a lattice-enclosed patio - paved and perfect for private 'at-home' alfresco entertaining, still allowing for breezes to pass through.

On foot you can get most places with ease: Algester Road and the bigger (better equipped) Highlands Drive Parks (5 minutes), bus stop (6), and Central Park Shopping Mall for an IGA, PO, barber (10). Everything else is a short drive: Algester State School (4 minutes), Calamvale Central/SBH Shoppingtown and Calamvale Community College (6).

Fresh, functional and affordable, this will get snapped up in a flash!

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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

<b>Property ID</b>	B2H4F4R
<b>Property Type</b>	Townhouse
<b>Land Area</b>	150 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (2) 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

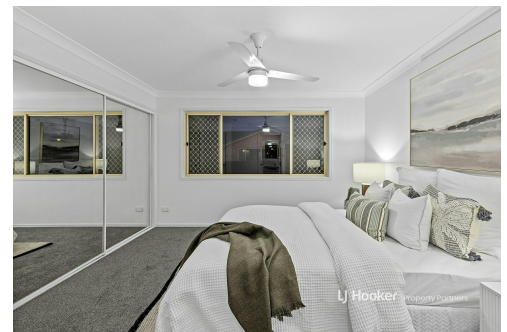
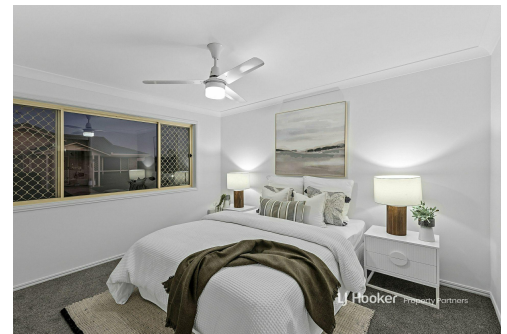
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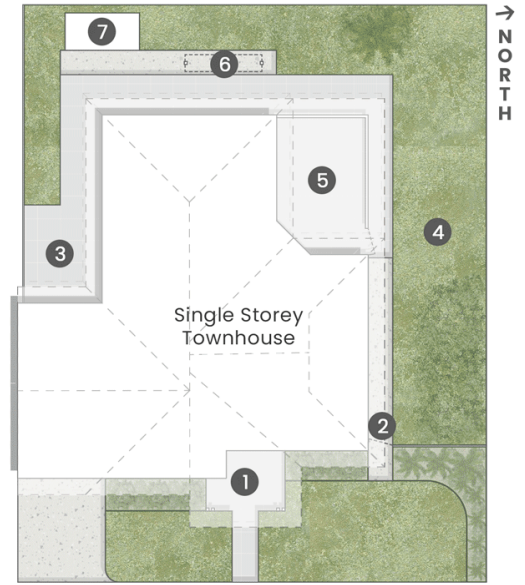
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:: FLOOR PLAN

- LEGEND**
- 1. Entry Porch
  - 2. Side Access Gate
  - 3. Open-Air Patio
  - 4. Fenced Yard
  - 5. Enclosed Patio
  - 6. Clothes Line
  - 7. Shed



:: SITE PLAN

DRIVEWAY ACCESS TO  
DELLFOREST DRIVE

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DELLFOREST MEWS | 17/16 Dellforest Drive

**CALAMVALE**

Internal 128m<sup>2</sup> | Enclosed Patio & Porch 22m<sup>2</sup>

3 Bed | 2 Bath | 1 Car

**Total 150m<sup>2</sup>**

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