






185/85 Nottingham Road, Calamvale

## Peaceful Townhouse Living with Ultimate Modern Convenience

A residence of exceptional comfort, a setting of absolute peace and a layout designed for effortless modern living - 185/85 Nottingham Road is the ultimate townhouse retreat. Tucked away in a quiet, highly desirable pocket of the sought-after Nottingham Square complex, this beautifully presented two-storey townhouse backs directly onto the tranquil grounds of Calamvale Community College, offering a rare blend of private serenity and unmatched urban convenience.

### Highlights:

- Securely situated in a quiet part of the complex, backing directly onto lush school grounds for a wonderfully tranquil backdrop.
- Thoughtfully designed two-storey floorplan featuring a spacious open-plan layout, and a double garage.
- Enhanced with brand-new hybrid flooring throughout, smoke alarm compliance and four split-system air-conditioners for year-round comfort.
- Fully fenced, low-maintenance backyard with a covered patio and a convenient side access gate.
- Access to exceptional resident facilities including two inground swimming pools and a full-sized tennis court.
- Minutes from Calamvale Woolworths, city-bound buses, major

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**FOR SALE**  
MUST BE SOLD

### VIEW

Thu 11th Jun @ 5:00PM - 5:30PM

### AGENTS

Lynda Simpson  
0424 279 188  
lyndasimpson@ljhpp.com.au

### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

shopping hubs, and within the coveted Calamvale College catchment.

From the moment you arrive, this steel framed townhouse makes an immediate impression with its clean modern lines and secure, welcoming entry. Inside, the ground floor unfolds into a bright, air-conditioned open-plan living and dining arena. Brand-new contemporary hybrid flooring flows seamlessly underfoot, anchoring a space that feels instantly warm and inviting.

The kitchen is a chef's delight, integrated beautifully into the lounge area and featuring a handy breakfast bar, a quality dishwasher, and ample preparation space for casual weeknight meals or weekend entertaining. A discrete separate laundry and a convenient powder room service the ground floor perfectly.

Large glass sliding doors bridge the gap between indoors and out, inviting you to step into your private backyard oasis. Designed for those who love to host without the hassle of heavy upkeep, the low-maintenance yard features a private covered patio with a spacious secured area for the kids.

Upstairs houses the sleeping quarters, where three spacious bedrooms offer peaceful sanctuaries away from the main social hub. The master suite is a true standout, boasting a large walk-in robe, and a private ensuite bathroom. The remaining two bedrooms feature built-in robes and are serviced by a large central family bathroom. With four air-conditioners distributed throughout the home and fast NBN broadband connectivity, comfort and convenience are locked in.

Life within Nottingham Square feels like a permanent vacation. Residents enjoy exclusive access to world-class onsite facilities, including two sparkling inground pools for hot summer days, a tennis court, and manicured common gardens. The home also features a rare double garage with remote access, plus a side access gate to the backyard.

The location is simply secondary to none. Leave the car securely at home in your double garage - you are just 400 metres from the City Bus 138 to the city, 450 metres from childcare, and a short 550-metre stroll to Calamvale Woolworths, medical facilities, and restaurants. For larger shopping sprees, Sunnybank Hills Shoppingtown is just a quick drive down the road and easy access to the Logan Motorway connects you effortlessly to the rest of Brisbane and beyond.

Presenting a strong rental appraisal of approximately \$700 to \$720 per week, this property represents a rock-solid addition to any portfolio, backed by reasonable body corporate levies that include building insurance. With its peaceful position, spacious dimensions, and unmatched proximity to everything that matters, this property is a rare find in the Calamvale market.

The owners are motivated, and this property must be sold. Contact Lynda Simpson today on 0424 279 188 to arrange your inspection.

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BDD Pty Ltd with Sunnybank Districts Pty Ltd  
ABN 47 676 306 264 / 21 107 068 020

## MORE DETAILS

Property ID B4TDF4R  
Property Type Townhouse  
Land Area 150 m2  
Including Ensuite  
Air Conditioning  
Toilets (3)  
Pool  
Tennis Court  
Courtyard  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage

**Lynda Simpson 0424 279 188**  
Agent | [lyndasimpson@ljhpp.com.au](mailto:lyndasimpson@ljhpp.com.au)

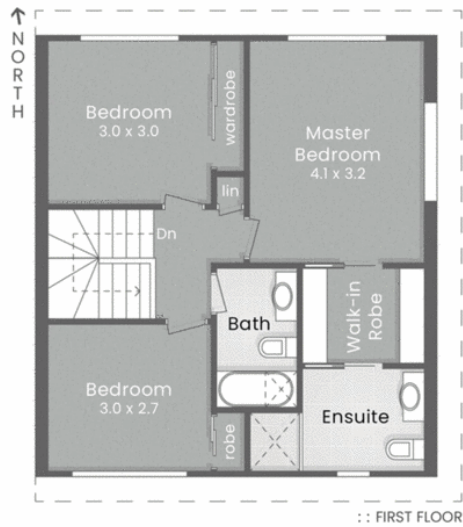
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


:: GROUND FLOOR

DRIVEWAY ACCESS TO  
NOTTINGHAM ROAD



:: FIRST FLOOR

NOTTINGHAM SQUARE  
185/85  
Nottingham Road  
CALAMVALE

-  3 Bed
-  2 Bath + Powder
-  2 Car

Internal 143m<sup>2</sup>  
Patio & Porch 16m<sup>2</sup>  
Total 159m<sup>2</sup>

**pdc.**

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