



19/121 Golden Avenue, Calamvale




SOLD BY BRENDAN DINGLE & RUBY CROWTHER

Welcome to 19/121 Golden Avenue, a charming and well-positioned townhouse offering a blend of comfort, privacy, and exceptional convenience. Nestled within a secure, gated complex in the heart of Calamvale, this property presents a fantastic opportunity for savvy investors or those seeking a low-maintenance lifestyle.

Highlights:

- Two-storey townhouse located directly across from the complex pool ideal for first-home buyers and savvy investors
- 3 Spacious bedrooms, all with built-ins; master with ensuite
- Ideally located for families with parks and schools close by within easy reach of Calamvale's shops, dining options and amenities

The ground floor reveals an expansive, open-plan living and dining area designed to be the climate-controlled hub of the home. Featuring a mix of comfortable carpeting in the living zone and durable tiling throughout the dining and kitchen areas, this space remains a cool haven regardless of the Queensland heat thanks to split-system air conditioning. This seamless flow extends into the functional kitchen, which is thoughtfully appointed with a dishwasher, dedicated pantry, and a door with easy access to the rear outdoor patio.

3  2  1 

FOR SALE

Please Call

AGENTS

Brendan Dingle
0401 500 412
brendandingle@ljhpp.com.au

Ruby Crowther
0422 189 718
rubycrowther@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**

Retreat upstairs to find three generous bedrooms, each featuring built-in robes that provide organised storage for the whole family. The master suite serves as a true personal sanctuary, complete with air conditioning, its own ensuite, and a private balcony for morning coffees in the fresh air. The layout is further enhanced by a well-positioned main bathroom and a clever third toilet/powder room located downstairs, ensuring that there's always enough comfort and guest facilities are always within reach.

Lifestyle and location are the hallmarks of this Calamvale gem. Your private, fully fenced courtyard offers a secure outdoor retreat for relaxation or small-scale gardening without the weekend-long chores of a large yard.

Adding to the resort-style appeal, the property is situated directly across from the complex's sparkling in-ground pool, giving you instant access to leisure facilities right at your doorstep.

Beyond the gates, the benefit of "walk-to-everything" convenience becomes clear, with major bus stops and local shopping centers just a short stroll away.

- 300m Koala Calamvale Childcare Centre
- 400m Calamvale Shopping Centre
- 1.2km Calamvale Community College
- 1.2km Gowan Road Park with Dog Park
- 1.3km Calamvale Marketplace

To secure this exceptional investment opportunity or low-maintenance lifestyle retreat, contact Brendan or Ruby today. Whether you're looking to bolster your portfolio with immediate rental returns or seeking a secure sanctuary in the heart of Calamvale, this property is ready for its next chapter.

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BDD Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 47 676 306 264 / 21 107 068 020

MORE DETAILS

Property ID B3ZPF4R
Property Type Townhouse
Land Area 135 m2
Including Ensuite
Air Conditioning
Pool
Courtyard
Balcony
Dishwasher
Built-in-Robes
Fully Fenced

Brendan Dingle 0401 500 412

Agent/Independent Contractor | brendandingle@ljhpp.com.au

Ruby Crowther 0422 189 718

Sales Associate to Brendan Dingle | rubycrowther@ljhpp.com.au

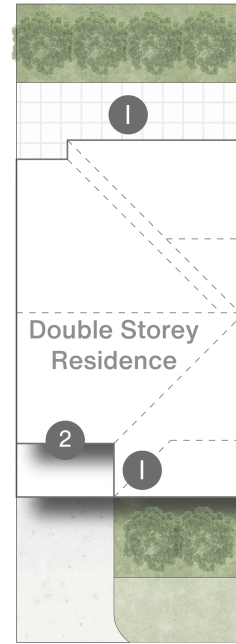
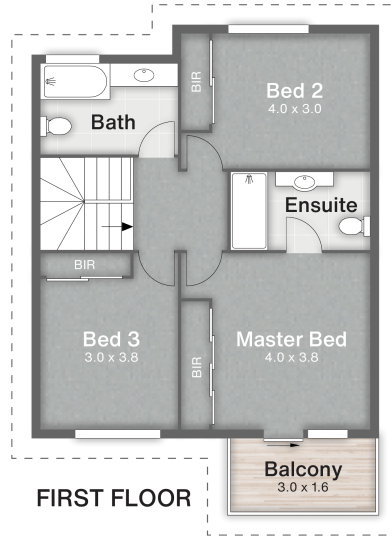
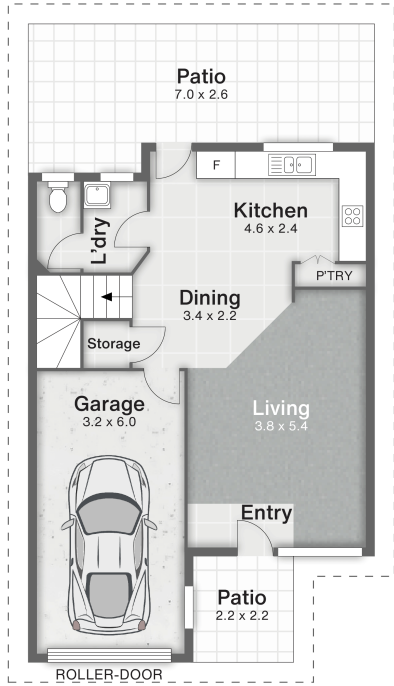
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- 1 Patio
- 2 Garage
- 3 Balcony



Unit 19/121 Golden Avenue **CALAMVALE**

3 | 2 | 1 | 161m² | 135m²

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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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