

192/85 Nottingham Road, Calamvale




SOLD BY LYNDA SIMPSON

Crowned as the original display townhouse, this beautifully presented residence still holds its title as the standout of the complex. With its peaceful setting, leafy outlook and refined finishes, it delivers an exceptional blend of modern style, privacy and low-maintenance living in one of Calamvale's most convenient pockets.

Top 5 Features at a Glance:

1. Original display townhouse - premium placement within the complex.
2. Peaceful setting - backs onto Calamvale College nature strip with private outlook.
3. Spacious open-plan living with stone-bench top kitchen.
4. Double garage plus driveway parking for two more vehicles.
5. Convenient Calamvale location - walk to shops, transport and Calamvale College.

More spacious and refined than the average townhouse, this home boasts a generous floorplan designed for comfort and flow. The proportions feel more like a small house than a unit - complete with a double remote garage, abundant storage and a full driveway for extra parking. Across two well-planned levels, every detail speaks to quality and liveability.

3  2  2 

FOR SALE

Please Call

AGENTS

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

AGENCY

LJ Hooker Property Partners
07 3344 0288

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Interested parties must rely solely on their own enquiries.



A bright, open-plan living and dining area sits at the heart of the ground floor, inviting you to relax or entertain with ease. Sliding doors lead to the covered patio and fenced courtyard, offering a great indoor-outdoor balance. The see-through boundary fence opens the view to the leafy reserve behind Calamvale College - creating a natural extension of green space and a rare sense of privacy.

At the heart of the home, the kitchen impresses with stone benchtops and sleek cabinetry in excellent condition. Quality new induction stove top and rangehood, ample storage and a breakfast bar make this space as practical as it is stylish.

Upstairs, three generous bedrooms deliver quiet comfort. The master retreat features a private ensuite, air-conditioning and a custom designed walk-in robe with soft close cabinetry, while the remaining rooms share a modern bathroom and an extra powder room downstairs for guests.

Everyday comfort continues with a tiled, air-conditioned living area, ceiling fans, fitted blinds, beautiful leafy views, an upstairs balcony, NBN and security screens throughout. The double remote garage provides internal access and plenty of storage, complemented by two additional driveway spots - an uncommon bonus in townhouse living.

Tucked in one of Calamvale's most desirable pockets, this home delivers both serenity and connection. Walk to Calamvale College, nearby parks, city bound buses, Woolworths and a variety of specialty shops, dining and medical centre, or reach Drakes, Calamvale Central and Sunnybank Hills Shoppingtown within minutes.

Beautifully maintained and quietly set apart, this townhouse remains the crown jewel of its complex - combining location, liveability and lasting appeal. Contact Lynda Simpson today to arrange your inspection; homes of this calibre and position rarely stay available for long.

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

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MORE DETAILS

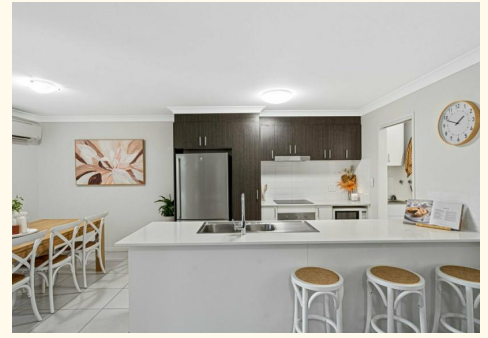
Property ID B3KQF4R
Property Type Townhouse
Land Area 153 m2
Including Ensuite
Air Conditioning
Toilets (3)
Pool
Tennis Court
Courtyard
Balcony
Gym
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage

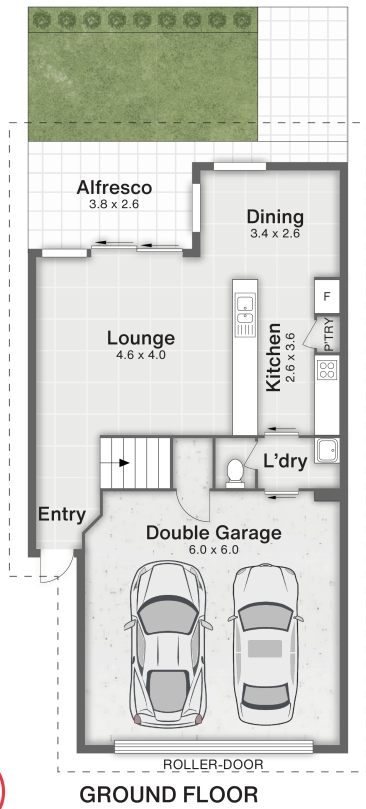
Lynda Simpson 0424 279 188

Agent | lyndasimpson@ljhpp.com.au

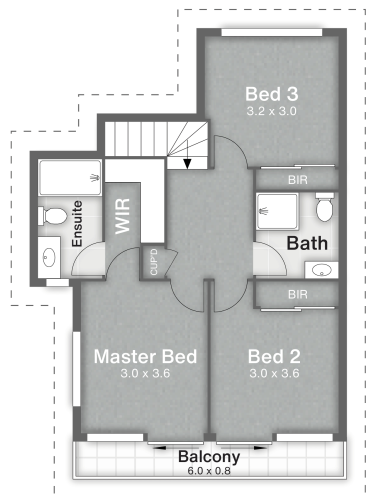
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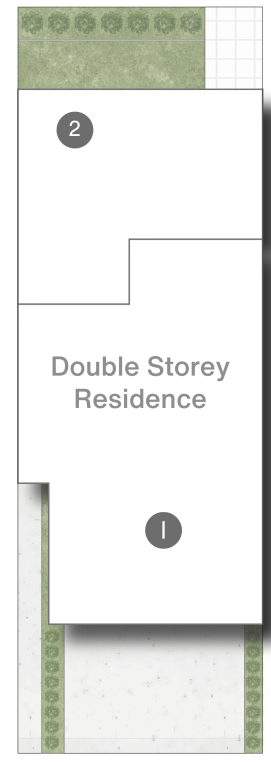


GROUND FLOOR



FIRST FLOOR

- 1 Garage
- 2 Alfresco



SITE PLAN



192/85 Nottingham Road CALAMVALE

3 | 2 | 2 | 160m²

LJ Hooker Property Partners

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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