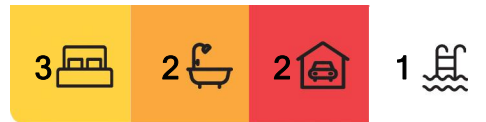




## Calamvale, 2/25 Yarrowonga Street

SOLD BY THE GILLESPIE TEAM



Step into effortless modern living with this radiant three-bedroom townhouse, a contemporary haven designed for comfort, style, and convenience. Featuring a spacious open-plan layout, this stylish home is enhanced by ceiling fans and split-system air conditioning throughout, ensuring endless comfort. The heart of the home is a stunning kitchen, where luminous stone benchtops, glossy white cabinetry, and a tinted glass splashback create a sleek and sophisticated aesthetic. High-quality appliances, including a dishwasher, add practicality to its striking design. Outside, a private entertainer's terrace is ready for relaxation or hosting, framed by an easy-care garden for low-maintenance enjoyment. Set within an immaculate complex, residents have exclusive access to a sparkling in-ground pool, completing this exceptional lifestyle opportunity.

At a Glance:

- Stylish three-bedroom townhouse featuring a big master suite with ensuite and walk-



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**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B2S8F4R](http://ljhooker.com.au/B2S8F4R)

**Contact**  
**Karl Gillespie**  
0411 599 850  
[karlgillespie@ljhpp.com.au](mailto:karlgillespie@ljhpp.com.au)  
**Bailey Atherton**  
0410 724 362  
[baileyatherton@ljhpp.com.au](mailto:baileyatherton@ljhpp.com.au)

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07 3344 0288

through robe

- Large open-plan living and dining area with ceiling fans and split-system air conditioning throughout for comfort
- Snazzy kitchen with elegant stone benchtops, glossy white cabinetry, a tinted glass splashback, and premium appliances including a dishwasher
- Private outdoor terrace with chic decking and a low-maintenance garden, perfect for alfresco entertaining
- Nestled within a pristine complex with a sparkling in-ground pool for ultimate relaxation

Positioned in a peaceful, family-friendly pocket of Calamvale, this stylish townhouse is mere steps from an array of local amenities. Enjoy the luxury of leaving the car at home, with everything from parks to schools and shopping just a short stroll away. Spend weekends exploring the lush surrounds of Calamvale District Park, taking the kids to the nearby duck pond, or indulging in some brunch at Calamvale Marketplace.

Nearby Amenities:

- 400 m to bus stop
- 900 m to Calamvale District Park
- 1 km to Nottingham World of Learning
- 1 km to Calamvale Community College
- 1.2 km to Calamvale Marketplace
- 1.4 km to Parkinson Duck Pond and Park

Set within an immaculately maintained community, this townhouse offers both exclusivity and contemporary appeal. The complex features a sparkling in-ground pool for summer enjoyment, while the home itself attracts your gaze with its chic rendered and cladded facade, framed by manicured trendy gardens. A hidden entry porch provides a sense of privacy, and the rare inclusion of a double garage adds an extra layer of convenience.

Inside, the light-filled open-plan living and dining area is a welcoming retreat, seamlessly flowing across gleaming tiled floors and crisp white walls that amplify the sense of space. Downlights illuminate the airy expanse, creating a warm and inviting setting for both relaxation and entertaining.

The stunning corner kitchen is a true showpiece, radiating style with its luminous stone countertops, sleek glossy white cabinetry, and striking tinted glass splashback. Designed for both function and flair, this space is equipped with quality electric appliances, including a dishwasher, while the handy breakfast bar invites casual conversations as meals are prepared.

For those who love outdoor living, the rear terrace is a dream come true. Featuring chic decking and a private, easy-care courtyard, this space is perfect for hosting alfresco dinners, soaking up the sun, or transforming into your own serene outdoor sanctuary. With minimal garden upkeep, you can spend less time on maintenance and more time enjoying your peaceful surroundings.

Upstairs, three plush carpeted bedrooms offer a haven of comfort, each featuring built-in robes and ceiling fans for a breezy, restful atmosphere. The master suite is a true highlight, boasting its own air conditioning, a generous walk-through robe, and a neat ensuite. A



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modern shared bathroom caters to the household with a bath and shower, while an additional powder room downstairs enhances everyday convenience, making busy mornings a breeze.

Offering contemporary style, a spacious layout, and access to fantastic lifestyle amenities, this immaculate townhouse is a rare find. Currently tenanted until August at \$650 per week. Contact Karl Gillespie and Bailey Atherton today to arrange a viewing and discover the exceptional lifestyle that awaits you!

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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>	B2S8F4R
<b>Property Type</b>	Townhouse
<b>Land Area</b>	154 m2
<b>Including</b>	Air Conditioning Toilets (3) Pool 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](mailto:karlgillespie@ljhpp.com.au)

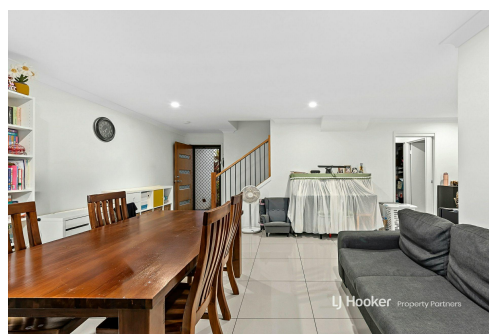
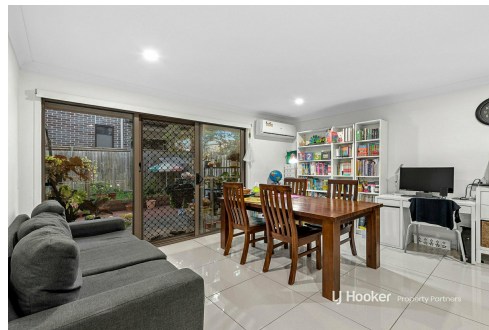
**Bailey Atherton 0410 724 362**

Lead Agent "The Gillespie Team" | [baileyatherton@ljhpp.com.au](mailto:baileyatherton@ljhpp.com.au)

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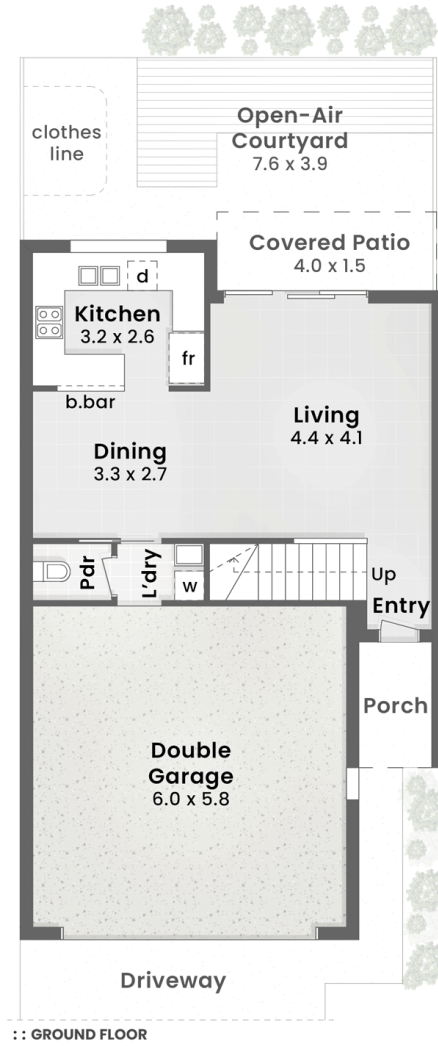
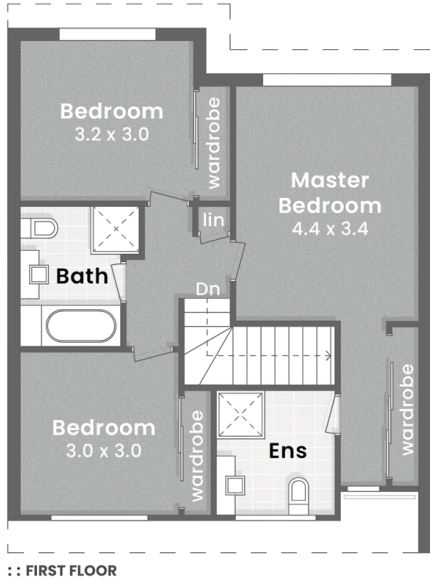
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- LEGEND**
1. Driveway
  2. Entry Porch
  3. Covered Patio
  4. Open-Air Courtyard
  5. Clothes Line



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MENSER VIEWS | 2/25 Yarrowonga Street

**CALAMVALE**

Internal 150m<sup>2</sup> | Patio & Porch 9m<sup>2</sup> | **Total 159m<sup>2</sup>**

3 Bed 2 Bath + Powder 2 Car

Open-Air Courtyard 24m<sup>2</sup>

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**pdc.**

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