



20/360 Benhiam Street, Calamvale

## SOLD BY THE GILLESPIE TEAM

Finding a townhouse that ticks every box is a challenge, but this exceptional residence at 20/360 Benhiam Street delivers on every front. Boasting a rare side-by-side double garage and a prime position at the end of the complex, this two-storey home offers a level of privacy and convenience that is hard to find.




At a glance:

- A generous double side-by-side garage
- Bright open-plan interiors, kitchen with dishwasher
- 3 bedrooms with built-in robes including a master with its own ensuite and new carpet upstairs
- Step outside to a fully fenced courtyard via your arbour patio, complete with a handy side access gate
- Prime location at the end of the complex, next to the street and convenient amenities
- Situated in the highly sought-after Calamvale Community College catchment, inside a quiet complex with remarkably low body corporate fees (approx. \$72/week)

Nestled within a well-kept complex featuring wide roads, this home boasts incredibly low body corporate fees (approx. \$72/week), making it a dream for investors and owner-occupiers alike.

Freshly painted and beautifully landscaped, this property feels

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

3  2  2 

**FOR SALE**  
UNDER CONTRACT

### AGENTS

Karl Gillespie  
0411 599 850  
karlgillespie@ljhpp.com.au

Bailey Atherton  
0410 724 362  
baileyatherton@ljhpp.com.au

### AGENCY

LJ Hooker Property Partners  
07 3344 0288

 **LJ Hooker**

revitalised and ready for you to simply move in and enjoy. From the moment you step inside, you are greeted by a modern, cohesive aesthetic, featuring newly laid carpet in all three upstairs bedrooms. The layout has been designed for practical living, featuring plenty of storage options including under-stair storage, two cupboards upstairs, and an additional cupboard in the garage. The kitchen includes a dishwasher and ample bench space for effortless meal preparation.

The main living area opens to a fully fenced courtyard, providing a secure and private space for outdoor entertaining. Whether you are hosting a weekend barbecue or enjoying a quiet morning coffee, the freshly landscaped gardens and arbour'd patio provide a serene backdrop, all accessible via a handy side access gate.

Upstairs, accommodation is generous with three bedrooms, all featuring built-in robes and ceiling fans. The master suite enjoys the luxury of a private ensuite, while the main bathroom services the rest of the household. With a total of three toilets, including a convenient powder room downstairs, morning rushes are a thing of the past.

The unbeatable location places you squarely in the highly sought-after Calamvale Community College catchment, with the school gates just a 750m walk away via the complex's back gate. Daily amenities are moments away, with major shopping hubs like Sunnybank Hills Shopping Center and Calamvale Central just a quick 6-minute drive, and Woolworths and a variety of dining options only 3 minutes away.

This is a rare opportunity to secure a turnkey property with the double garage factor that everyone wants but few can find. For more information, please contact Karl Gillespie or Bailey Atherton today.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

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 DETAILS

Property ID	B3SFF4R
Property Type	Townhouse
Land Area	166 m2
Including	Toilets (3) 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)

### LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109

[propertypartners.ljhooker.com.au](http://propertypartners.ljhooker.com.au) | [sunnybankhills@ljhpp.com.au](mailto:sunnybankhills@ljhpp.com.au)

