



20/77 Menser Street, Calamvale

SOLD BY THE GILLESPIE TEAM

With no rear neighbours, just leafy trees as far as the eye can see, this villa-style 3-bedroom townhouse promises a life of easy-care serenity, in a location close to parks, schools, and vibrant shopping precincts.

Highlights:

- Tiled, combined kitchen/living/dining hub with fan & A/C opening to covered alfresco patio
- Galley-style kitchen with dishwasher, gas cooker, brekky bar, double door fridge recess
- 3 fan-cooled, carpeted beds, master with bonus split system A/C, WIR & ensuite with shower
- Large family bathroom with shower-over-full-tub, 2 internal storage cupboards/linen press
- Auto entry single garage with laundry facilities & another valuable storage closet at rear

Beaulieu is a well-maintained complex with a terrific communal entertaining hub where residents can host seated BBQs for bigger groups of friends, while watching little ones play on the big stretch of adjacent play-friendly lawn.

A prize lowset townhouse in the popular villa-style, Number 20 enjoys one of Beaulieu's best spots - a tranquil end-pocket backing onto a

3 2 2

FOR SALE

Please Call

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LJ Hooker

reserve and with a grassy fenced backyard of its own for kids to muck about in or green thumbs to plant!

The heart of this home is the tiled, combined kitchen/living/dining area that sits at the end of the central entry passage. Equipped with reverse cycle A/C and a fan, this bright and breezy space is perfect for culinary creativity and conversation, the kitchen offering abundant storage and counterspace, including seating along a lengthy dining bar, and the full suite of modern appliances.

A screened slider at the living end opens the house onto a fan-cooled, covered outdoor patio - the perfect spot to savour a meal or just unwind after work, with nothing but the sound of birdsong and wind whistling through the trees over the back fence.

At day's end, the master bedroom offers blissful respite. Privately positioned at the front, it has both a split system A/C and fan, along with a WIR and ensuite with shower. Also carpeted, the other 2 fan-cooled beds are tucked in off the lounge, each with a BIR and flanking a full bathroom with a space-saving shower-over-tub combination.

Storage is abundant here, with a pair of cupboards inside, a third closet at the back of the single garage, next to the laundry facilities, and a garden shed too, beside the clothesline.

From this top property, a 10-minute walk will have you enjoying the big open spaces at nearby Calamvale District Park or jumping on a bus to get to Sunnybank Hills Shoppingtown; by car, it's only 4-minutes to Calamvale Marketplace and Calamvale Community College.

If you're after a downsizer, first family home or solid-return rental, this one will be tough to beat.

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K & Q Investments Pty Ltd with Sunnybank Districts P/L T/A LJ
Hooker Property Partners
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MORE DETAILS

Property ID	B3F5F4R
Property Type	Townhouse
Land Area	140 m2
Including	Air Conditioning
	Toilets (2)
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

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FLOOR PLAN & SITE PLAN

Beaulieu 20/77 Menser Street Calamvale

Internal 120m² | Alfresco & Porch 20m²



→ 3 Bed → 2 Bath → 1 Car

Total 140m²

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