

## Calamvale, 21/8 Honeysuckle Way

SOLD BY THE GILLESPIE TEAM

Privately situated in a quiet corner of the verdantly landscaped, Honeysuckle Gardens gated community, this two-storey brick townhouse has much to offer buyers with young families and astute investors.

A glance around this garden oasis:

- Top location - walk to Beaudesert Rd bus stops, Woolies and Calamvale Sports Field
- Easy six-minute drive to Calamvale Marketplace or access onto the M2
- Peace of mind for parents with secure estate entry and townhouse security screens
- Use of the complex's fully maintained sail-shaded island-style swimming pool
- Access as well to a covered entertainment area for poolside parties

The townhouse itself is designed for a low-stress domestic life. All the living space is on the timber and tile-floored lower level, with the carpeted sleeping quarters above.



**Disclaimer:** 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.



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[ljhooker.com.au/B31FF4R](http://ljhooker.com.au/B31FF4R)

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**LJ Hooker Property Partners**  
07 3344 0288

Air-conditioned with a wall-mounted split system, the open plan lounge, dining area and kitchen is a free-flowing functional space opening onto the rear patio through a security screened glass slider.

Overlooking the back garden, the kitchen has every modern appliance - dishwasher, electric stove, rangehood and oven - as well as a dual sink with draining board and ample storage for food, crockery and cooking gear. Behind the kitchen is a good-size laundry and a handy powder room.

Upstairs, the three bedrooms all have generous clothing storage, with the master enjoying the added luxury of A/C, access onto a private, front-facing balcony and an ensuite. The main bathroom runs off the landing and has a shower/bath combo and linen storage directly outside.

As impressive as it is to be able to walk a few metres to enjoy this estate's beautiful recreational amenities, it's nice to know you can also entertain perfectly well at home and enjoy tending to your own little garden if you're so inclined.

This townhouse has a fully fenced backyard with a paved, covered patio overlooking lush lawns and palm-filled garden beds.

Whether it's an investment property you're hunting or a secure place to call home for you and your loved ones, this townhouse is well worth inspecting.

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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>	B31FF4R
<b>Property Type</b>	Townhouse
<b>Land Area</b>	220 m2

### **Karl Gillespie 0411 599 850**

Partner & Agent/Independent Contractor | [karlgillespie@ljhpp.com.au](mailto:karlgillespie@ljhpp.com.au)

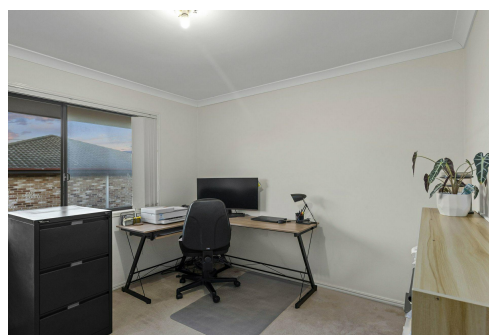
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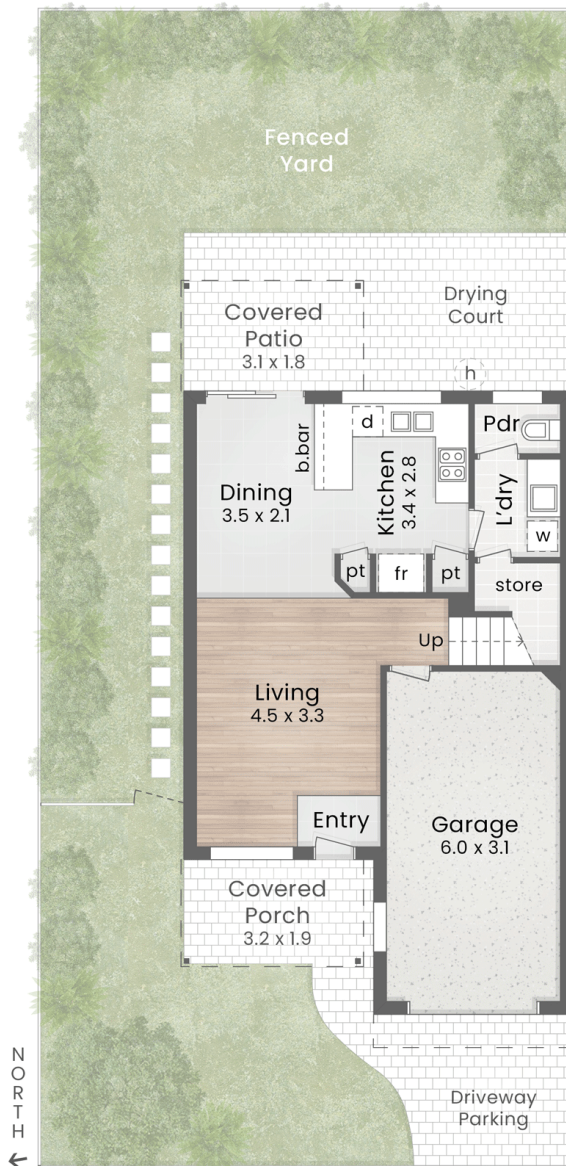
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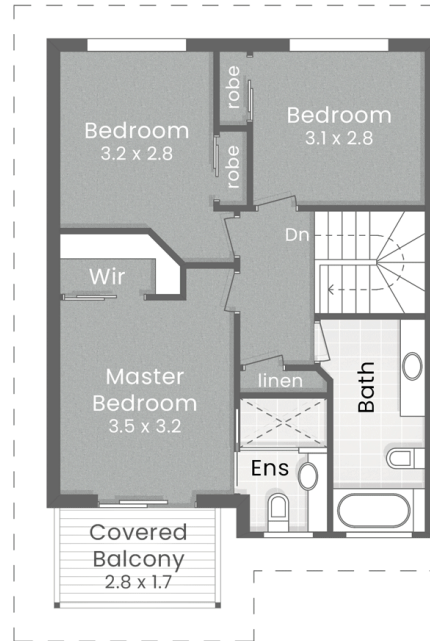


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:: FLOOR PLAN & SITE PLAN  
Ground Floor



:: FLOOR PLAN  
First Floor

HONEYSUCKLE GARDENS

21/8 Honeysuckle Way CALAMVALE

3 Bed

2 Bath + Powder

1 Car + Off-Street

Internal 129m<sup>2</sup> | Porch, Patio & Balcony 18m<sup>2</sup> | Total 147m<sup>2</sup>

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