

Calamvale, 21/88 Shelduck Place

SOLD BY JACKSON CHOW & DEBBIE CHOW

This owner-occupied low-maintenance, 3-bedroom townhouse is conveniently located only a 5-minute walk to Calamvale Marketplace, a park/playground, and bus stops along Beaudesert Rd to get about town.

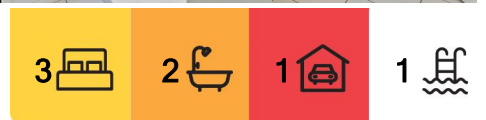
Highlights:

- Idyllic north-south facing aspect, with the grassy backyard bathed in tranquil light
- Tiled combined living/dining with A/C, beside a chic kitchen with all the mod cons
- 3 carpeted beds with ceiling fans upstairs, 2 with BIRS, master with WIR and ensuite
- Family bathroom has a shower and tub, bonus powder room below off the laundry
- Use of the fully maintained complex pool and BBQ picnic facilities

This property's bright and airy interior is thanks to multiple screened windows and sliders along its front, side and rear facades, allowing both floors to capture natural, fly-free breezes and light.



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.



For Sale
Please Call

View
ljhooker.com.au/B2DPPF4R

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Downstairs, tiles span the combined living/dining area that flows front to back, branching into a well-appointed, black and white themed kitchen with sleek stone benches, contrasting splashbacks, a big corner pantry, quality electric cooker, rangehood, twin sink, and a double door fridge recess.

The 3 bedrooms above are all carpeted with ceiling fans. Two have space-saving sliding door robes, while the master is a little more luxed up with a walk-in robe and an ensuite with a shower. The main bathroom is a mirror image to the ensuite in 'looks', but with the welcome addition of a tub.

Out back, the spacious yard is perfect for setting up an outdoor seating/eating area on the open-air patio running beside a play-friendly lawn and garden beds along the fence line. Even better, this townhouse has a coveted corner spot in the complex, blessing it with neighbours on one side only.

Elsewhere, there's a handy powder room downstairs next to the laundry, a valuable storage room in the secure single garage with internal entry, and lots of visitor car parks close by for when friends pop by for a poolside BBQ.

A leisurely 3-minute stroll will get you to a local park and playground, as well as bus stops along Beaudesert Road and the Woolies, KFC and other shops at Calamvale Marketplace. Jump in the car, and it's about 3 minutes to Calamvale Central/SBH Shoppingtown, as well as Calamvale Community College, and onto the M2/M6 Motorways.

A must-view for savvy investors and first-timers ready to buy.

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Sunnyvale Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 39 633 082 112 / 21 107 068 020



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More About this Property

Property ID	B2DPF4R
Property Type	Townhouse
Land Area	127 m ²
Including	Ensuite Air Conditioning Toilets (3) Pool Built-in-Robes Remote Garage

Jackson Chow 0435 998 468

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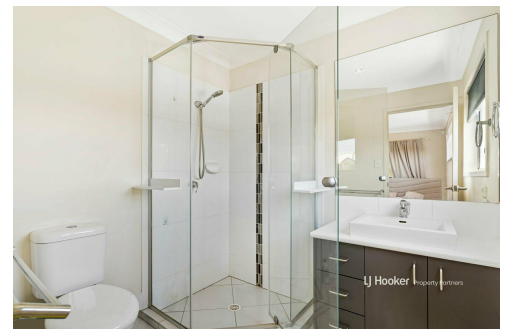
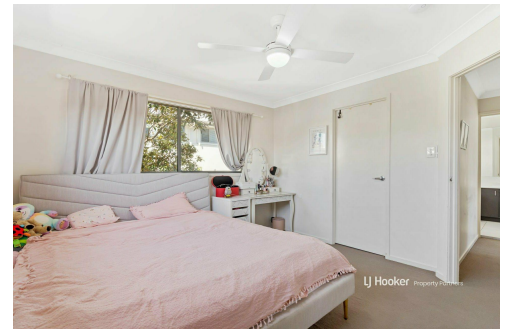
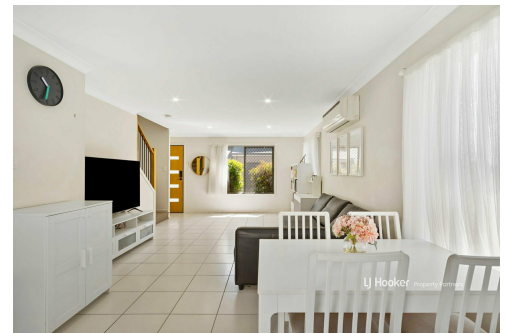
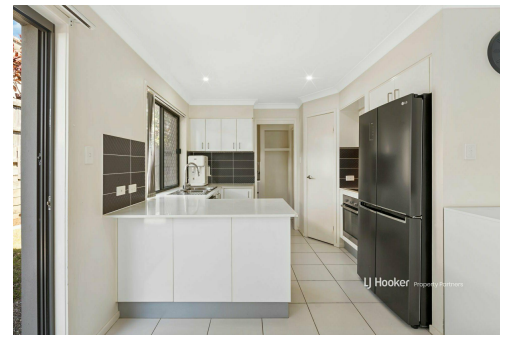
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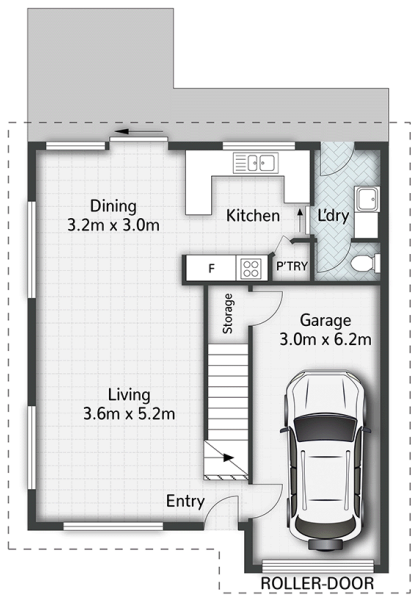
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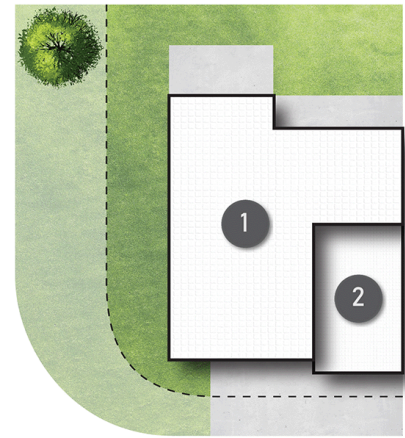
GROUND FLOOR



FIRST FLOOR

LEGEND

- 1 RESIDENCE
- 2 GARAGE



SITE PLAN



21/88 Shelduck Place CALAMVALE

3 | 2 | 1 | 144m² | 127m²

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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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