



22/10 Highgrove Street, Calamvale

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SOLD BY THE GILLESPIE TEAM

Blending modern comfort with low-maintenance convenience, this townhouse delivers freshly updated interiors, light-filled spaces and a practical two-storey layout. Nestled within a well-kept complex and close to Calamvale's many amenities, this move-in-ready home ticks all the boxes for comfort, lifestyle and value.

Top Features:

1. Stylish two-storey townhouse with refreshed carpets, downlights and paint throughout
2. Three carpeted bedrooms with built-in robes and ceiling fans, master with ensuite and air conditioning
3. Sheltered outdoor entertaining space overlooking well-maintained and easy-care gardens
4. Peaceful complex of only 26 townhouses with incredibly low body corporate fees of just \$38 per week
5. Ideally located near parklands, shopping precincts and transport links

Tucked within a neat, well-presented complex, this refreshed townhouse welcomes you with its classic facade, leafy tree beside the driveway and conveniently located visitor parking, setting a friendly, easy-living tone before you even step inside.

FOR SALE
UNDER CONTRACT

AGENTS

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AGENCY

LJ Hooker Property Partners
07 3344 0288

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Inside, discover a bright, tiled living space where large windows bathe the room in natural light. The open-plan design creates a seamless flow between the lounge, dining and kitchen areas; while a raised breakfast bar subtly divides the space, perfect for casual mornings or easy entertaining. The kitchen is both functional and inviting, featuring gas cooking, ample storage and a clean, neutral aesthetic that will suit any style.

Upstairs, you'll find three generously sized bedrooms, each carpeted and fitted with ceiling fans and built-in robes. The master suite offers a touch of retreat with its own air conditioning and ensuite, while the other bedrooms share a fresh, well-appointed main bathroom. A convenient powder room downstairs makes hosting guests a breeze.

Fresh carpets, new paint and modern downlights throughout give the home a renewed sense of warmth and style, while creature comforts like split-system air conditioning ensure year-round comfort.

Don't forget to step outside and enjoy your private, fully fenced courtyard featuring a low-maintenance garden. Enjoy a nice morning cuppa or unwind with long conversations under the stars in your covered patio.

Perfectly positioned in a peaceful Calamvale pocket, you're just minutes from everything you need. Walk to nearby city-bound bus stops, or take a short drive to Calamvale District Park (2 mins), Calamvale Marketplace (3 mins) and Calamvale Community College (3 mins).

With the added bonus of super-low body corporate fees (\$38/week) and a strong rental appraisal of approximately \$710-\$725 per week, this townhouse offers low ongoing costs with high returns. Ideal for first-home buyers or savvy investors, this is one opportunity you won't want to miss.

If you're ready to make the smart choice, contact Karl Gillespie and Anthony Calderoni today to arrange your inspection.

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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 DETAILS

Property ID B3Q9F4R
Property Type Townhouse
Land Area 144 m2
Including Air Conditioning
Toilets (3)
Courtyard
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage
Water Tank

Karl Gillespie 0411 599 850

Partner & Agent/Independent Contractor | karlgillespie@ljhpp.com.au

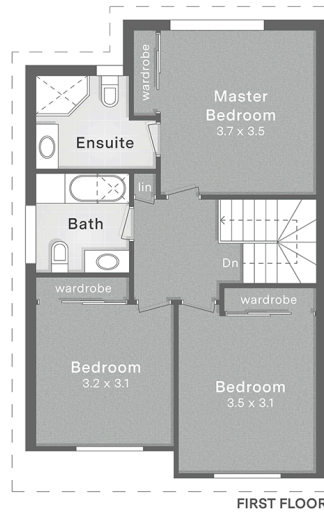
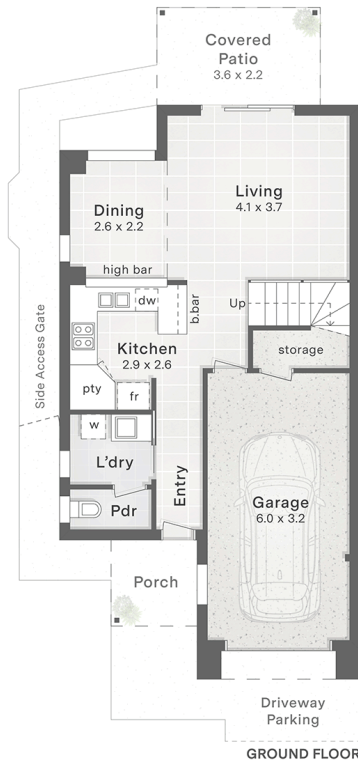
Anthony Calderoni 0421213347

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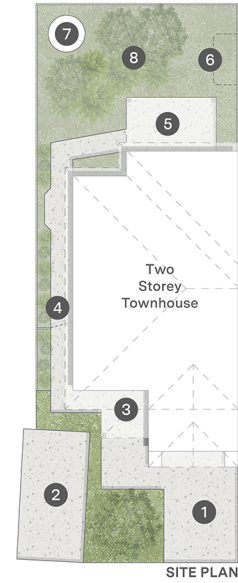
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- 1. Driveway Parking
- 2. Complex Visitor Parking
- 3. Entry Porch
- 4. Side Access Gate
- 5. Covered Patio
- 6. Clothes Line
- 7. Water Tank
- 8. Private Grass Yard



Driveway Access To Highgrove Street

Highgrove Manor 22/10 Highgrove Street Calamvale

Internal 132m² | Patio & Porch 12m²



→ 3 Bed → 2 Bath + Powder → 1 Car + Off-Street

Total 144m²

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