

22/108 Menser Street, Calamvale

## Freshly Updated End-Unit A 3-Minute Stroll to Calamvale District Park

Experience the perfect blend of modern style and suburban convenience in this beautifully refreshed townhouse at 22/108 Menser Street, Calamvale. Offering a unique end-of-row position with coveted street frontage, this two-storey brick residence provides the privacy and feel of a standalone home with the low-maintenance benefits of community living.

### Highlights:

- End-of-row townhouse with street frontage and only one neighbour
- Immaculately refreshed interior featuring brand-new paint and plush carpets throughout
- Functional two-storey design boasting a master suite with a private balcony and ensuite
- Resort-style community amenities including sparkling pool; Low body corporate fees of only \$80 per week
- Unbeatable lifestyle location just a three-minute walk to Calamvale District Park, near City/Uni transport, and shops

Imagine a home that offers the perfect balance of independence and community, where the privacy of a street-front end-unit meets the

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**FOR SALE**  
MUST BE SOLD

### VIEW

Sat 23rd May @ 10:30AM - 11:00AM

### 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**

ease of low-maintenance living. At 22/108 Menser Street, the transition into your new chapter is effortless, as the entire two-storey residence has been revitalized with fresh paint and plush new carpets throughout.

The heart of the home is a light-filled, open-plan living and dining area that flows naturally into a well-equipped kitchen, creating a seamless space for both daily routines and evening relaxation.

This ground-floor hub extends directly out to a private, fully fenced courtyard, offering a secure open-air sanctuary for alfresco dining or quiet weekend mornings.

Upstairs, the narrative of comfort continues with three spacious bedrooms, including a master suite that boasts its own walk-in robe, ensuite, and a private balcony for catching the suburban breeze.

Beyond the modern interiors, which are kept perfectly temperate by reverse cycle and split-system air conditioning, the property grants you a resort lifestyle without the typical maintenance or high costs.

Enjoy summer days by the sparkling in-ground pool managed by the complex, all while benefiting from remarkably affordable body corporate fees of just \$80 per week.

This address places you in a prime pocket of Calamvale where every convenience is within easy reach. For those who commute or enjoy weekend outings, the property is situated close to essential transport links, including the 131, 136, and 138 bus routes which provide direct connections to the City, Griffith University, and Garden City.

Families will find the setting particularly advantageous, with a diverse selection of reputable schools, childcare facilities, and local parks scattered throughout the immediate neighbourhood including the coveted Calamvale District Park - a mere three-minute stroll leads you to this expansive green space, which offers a multitude of recreational activities and playgrounds for all ages.

When it comes to daily errands or retail therapy, you are spoiled for choice with Parkinson Plaza, Calamvale Marketplace, and the major hubs of Sunnybank Hills Shoppingtown, and Calamvale Central all just a short drive away. This strategic positioning, combined with quick access to the Logan Motorway, ensures that whether you are heading to the office or escaping for a coastal getaway, you are perfectly placed to enjoy a lifestyle of total connectivity and ease.

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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 B4RQF4R  
Property Type Townhouse  
Land Area 134 m2  
Including Air Conditioning  
Toilets (3)  
Pool  
Courtyard  
Balcony  
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)

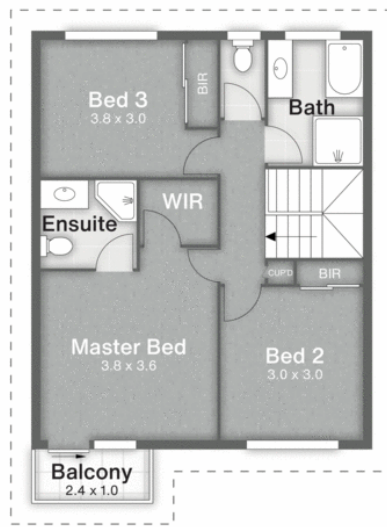
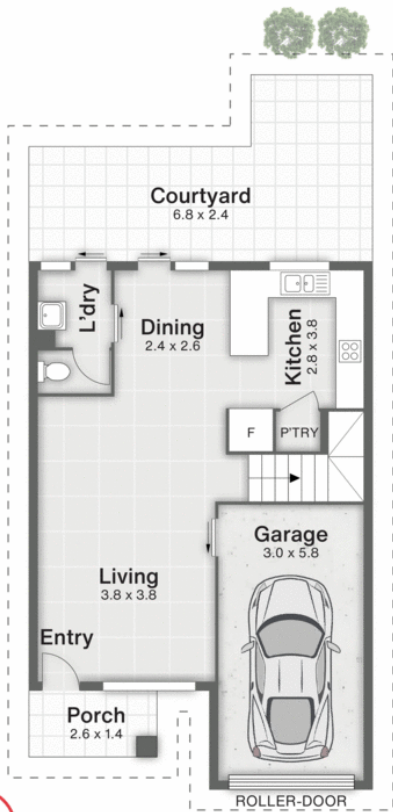
### **Anthony Calderoni 0421213347**

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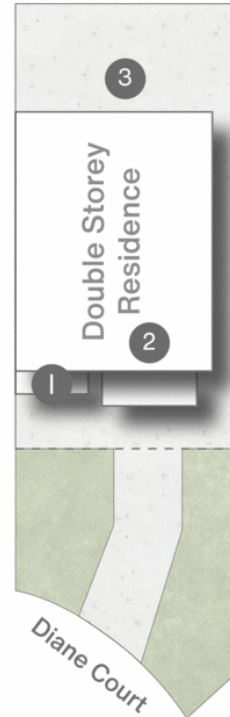
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- 1 Porch
- 2 Garage
- 3 Courtyard



22/108 Menser Street CALAMVALE

3 | 2 | 1 | 150m<sup>2</sup> | 134m<sup>2</sup>

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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.