







23/28 Diane Court, Calamvale

SOLD BY THE GILLESPIE TEAM

Whether you are looking for a sophisticated family home or a high-yield addition to your portfolio, this end-of-row townhouse in a leafy Calamvale pocket offers the perfect blend of modern comfort and effortless convenience.

Situated as a prime end unit, 23/28 Diane Court is flooded with natural light and offers a spacious, multi-functional floor plan. With an incredibly low body corporate fee of just $50 per week, you can enjoy premium living - including immediate access to adjacent BBQ facilities and common areas, without the premium price tag.

Highlights:

- Prime end-townhouse position including plantation shutter's throughout and CCTV security system for ultimate peace of mind - with immediate access to the adjacent common lawn and BBQ facilities
- Oversized master bedroom complete with elegant plantation shutters, a dedicated walk-in robe, and a private ensuite bathroom
- Dedicated secondary living space or study area situated at the top of the stairs, providing the perfect separate zone for working from home
- High-end kitchen finishes including stone benchtops and gas cooking, paired with a powerful 5.5KW solar system and ducted

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FOR SALE
MUST BE SOLD

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heating and cooling
- Exceptionally low body corporate fee of just $50 per week while being situated in a highly sought-after, leafy pocket of Calamvale

Stepping through the internal entry from the massive double garage - a rare find that offers ample room for two vehicles and extra storage - the home opens up into an expansive, tiled dining and living sanctuary. At the heart of this ground level is a beautifully designed modern kitchen, boasting sleek stone benchtops, premium white cabinetry, and gas cooking, making it as highly functional as it is stylish.

Moving up the carpeted staircase, you transition into a thoughtfully zoned upper level dedicated to rest and productivity. At the top of the stairs sits a versatile study nook and secondary living space, providing the ultimate work-from-home station that keeps your professional life beautifully separated from the rest of the household. The master bedroom is an oversized parental sanctuary, complete with a generous walk-in robe, and its own private ensuite featuring a double vanity. Across the hall, the two additional family bedrooms feature built-in robes and ceiling fans, sharing a large central bathroom to easily handle the morning rush.

From the open-plan living area, glass sliders create a seamless transition out to your private, covered patio and courtyard. This outdoor retreat is equipped with a ceiling fan to keep you cool during long Sunday brunches, while the secure fencing frames a tidy space perfect for a potted garden or a morning coffee spot.

Throughout the entire home, ducted heating and cooling ensure absolute comfort in every season. While you relax, the 5.5KW solar system on the roof is silently working to offset your running costs, making this property an incredibly efficient place to live. Combined with an exceptionally affordable body corporate fee of just $50 per week, this residence offers an unmatched blend of low-maintenance luxury and financial smarts in a highly sought-after pocket of Calamvale.

Because this is a prime end unit, you also enjoy the massive lifestyle advantage of being positioned right next to the complex's common lawn and BBQ facilities, giving you the feel of an extended backyard without any of the maintenance.

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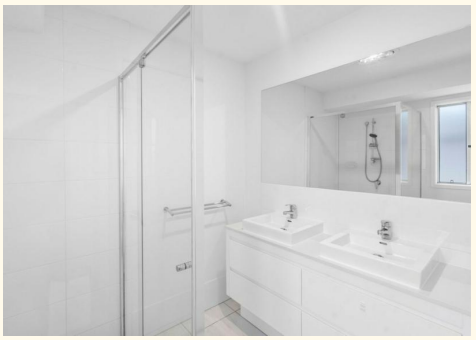
K & Q Investments Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 56 794 753 139/ 21 107 068 020

MORE DETAILS

Property ID	B4W4F4R
Property Type	Townhouse
Land Area	152 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (3)
	Courtyard
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels











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23/28 Diane Court **CALAMVALE**

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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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