



23/53 Perkins Street, Calamvale

Immaculate 3-bed Townhouse with Rare Direct Street Frontage

While enjoying all the advantages that go with living in a quality residential estate, including use of a fully maintained pool, the street-facing position of this 2-storey townhouse will have you forgetting your part of a complex at all!

Highlights:

- Prize street-side location in a popular complex with a sail-shaded pool + BBQ picnic area
- Private driveway, secure double garage with 2 storerooms + house entry via the laundry
- Downstairs: combined living/dining, modern all-electric kitchen, laundry + powder room
- Upstairs: 3 bedrooms (master with WIR & ensuite) + a second bathroom (shower & tub)
- Hybrid flooring, split system AC/fans + solar, covered patio with BBQ, grassy fenced extra-large yard
- Separate water meter

Sporting solar panels to offset the use of multiple split system AC units and fans, this property is light and airy inside with chic hybrid timber-look flooring throughout and block-out blinds. Upstairs accommodation includes the large master with a WIR and ensuite,

3  2  2 

FOR SALE

\$869,000

VIEW

Sat 13th Jun @ 11:00AM - 11:30AM

AGENTS

Kathy Lu
0448 614 495
kathylu@ljhpp.com.au

Peter Florentzos
0414 311 526
peterflorentzos@ljhpp.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288

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.



along with 2 other bedrooms with built-in robes and sharing the main bathroom with both a shower and bath.

Below, the house can be accessed off the front porch or through a laundry/mudroom from the secure double garage. Both entries open into a spacious combined living/dining hub adjacent to a well-appointed kitchen with a high-topped brekky bar, all-electric appliances (dishwasher included), views over the grassy fenced backyard and a slider to a covered patio.

From this lovely home it's a short stroll to the complex pool for morning laps or summer holiday fun, and only a 5-minute bike ride to the brilliant facilities (off-leash dog area & playground) at Calamvale District Park. On the essentials front, it's a short walk to city-bound buses and Calamvale Community College, and only a 5-minute drive to Sunnybank Hills Shoppingtown and Calamvale Central.

A townhouse with direct street frontage is a rare find! Move fast to call it yours.

AEAF Investments Pty Ltd T/A Peter Florentzos Properties with Sunnybank Districts P/L T/A LJ Hooker Property Partners ABN 50 133 677 319 / 21 107 068 020

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

MORE DETAILS

Property ID	B4NAF4R
Property Type	Townhouse
Land Area	149 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Pool
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels

Kathy Lu 0448 614 495

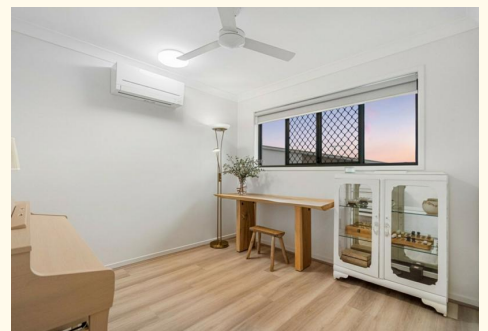
Sales Associate to Peter Florentzos | kathylu@ljhpp.com.au

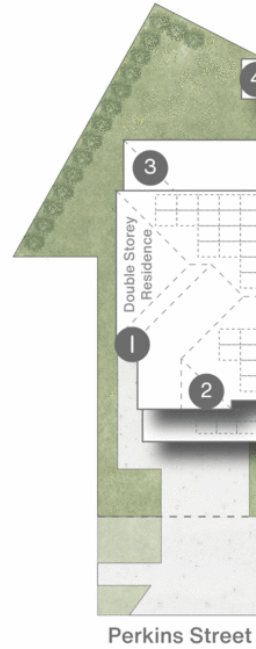
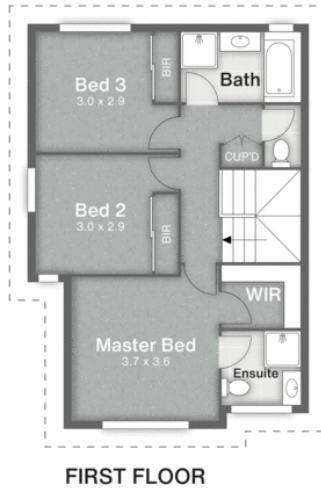
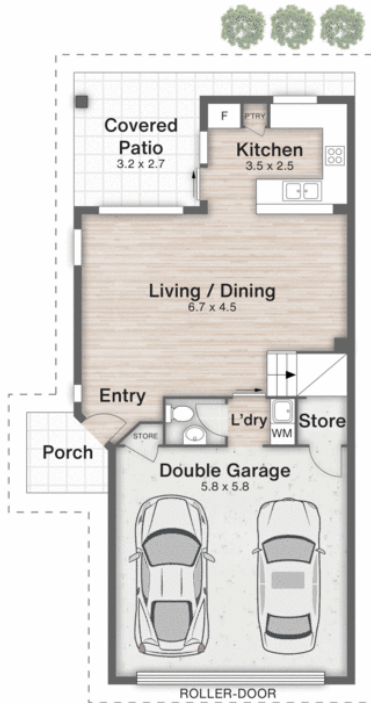
Peter Florentzos 0414 311 526

Partner and Agent/Independent Contractor | peterflorentzos@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au





- 1 Porch
- 2 Garage
- 3 Patio
- 4 Shed



23/53 Perkins Street CALAMVALE

3 | 2 | 2 | 149m² | 191m²

LJ Hooker Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.