



24/422 Benhiam Street, Calamvale

## Refreshed 175m<sup>2</sup> Townhouse with 2 Car Accom

Tucked away in the peaceful Affinity Residences complex, this modern two-storey townhouse offers the perfect blend of spacious living and low-maintenance convenience. Freshly updated with new flooring and a crisp coat of paint, this north-facing home is vacant and ready for immediate enjoyment.

At a glance:

- North-facing layout with brand-new flooring throughout, air-conditioned open-plan living and dining and a bonus sunroom
- 3 Large bedrooms; master suite with ensuite and private balcony, and a dedicated study nook upstairs
- Situated in a well-maintained and peaceful complex of just 25 townhouses with low fees and on-site pool
- Walk to Calamvale Community College and ideal location near shops, restaurants, buses, and greenspaces

Beautifully presented with a chic portico, the air-conditioned ground floor boasts an expansive open-plan living and dining area that flows into a bright sunroom, providing a versatile light-filled retreat. The modern kitchen is equipped with quality electric appliances and a dishwasher, leading seamlessly to a private undercover patio and backyard perfect for alfresco entertaining.

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.

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### FOR SALE

Offers Over \$929,000

### VIEW

Sat 21st Feb @ 9:00AM - 9:30AM

### AGENTS

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### AGENCY

LJ Hooker Property Partners  
07 3344 0288

**LJ Hooker**

Upstairs, the plush newly-carpeted sanctuary features a dedicated study nook ideal for remote work. The master suite is a private haven with its own balcony, ensuite, and built-in robes while two additional spacious bedrooms are serviced by a large central bathroom.

Residents enjoy access to a sparkling in-ground pool within the well-maintained complex of just 24 townhouses. Ideally located in the Calamvale Community College catchment, you are just a short stroll from Calamvale Marketplace, local parks, and bus routes 136 and 138. With parking for two vehicles and a rent appraisal of \$650-\$680 per week, this property is a standout choice for homeowners and investors alike.

Whether you are a first-time buyer, a growing family, or a savvy investor, this property delivers an elite lifestyle just steps away from Calamvale's best amenities.

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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	B3Y3F4R
Property Type	Townhouse
Land Area	195 m <sup>2</sup>
Including	Air Conditioning 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)

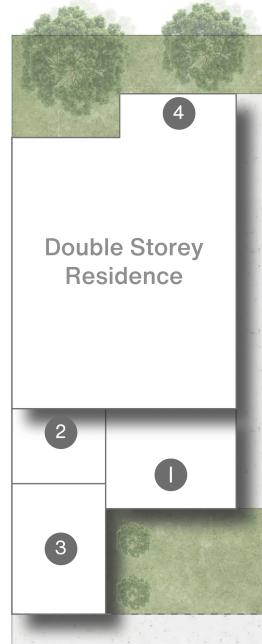
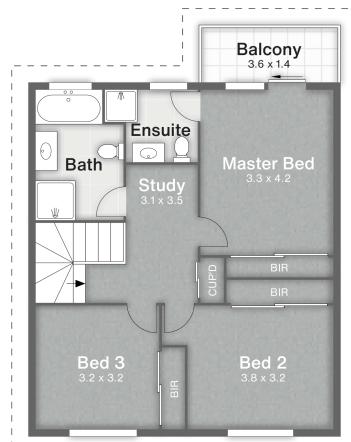
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- 1 Porch
- 2 Garage
- 3 Carport
- 4 Balcony

Unit 24



Townhouse 24/422 Benhiam Street **CALAMVALE**

3 | 2 | 2 | 195m<sup>2</sup> | 175m<sup>2</sup>

**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.