

Calamvale, 247/85 Nottingham Road

SOLD BY BRENDAN DINGLE

Ticking all the boxes for 5-star townhouse living on the southside, this spacious 2-storey in a complex popular for its winning location and resort-level leisure amenities - won't last long in this market, so view soon and act fast!

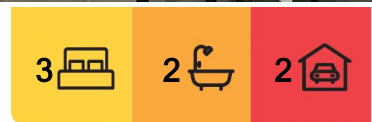
Highlights:

- Modern fit out with A/C, open-plan tiled living downstairs, 3 hybrid floored beds above
- Master with an ensuite, WIR & balcony access; main bathroom upstairs, powder room below
- Covered alfresco entertaining patio beside a grassy private yard with northerly aspect
- Short walk to Calamvale Marketplace, city-bound buses, Calamvale Community College
- Use of the brilliant complex swimming pool, a tennis court & covered BBQ area

Big on space and style, the kitchen is a standout of this townhouse. Along with generous storage and attractive finishes, a dishwasher, and tiled splashbacks behind the electric



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For Sale
Please Call

View
ljhooker.com.au/B2UJF4R

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cooker/oven and rangehood, there's a twin sink with draining board in the brekky bar, a nook for the microwave, and double door fridge recess.

All-season comfort is guaranteed with the living hub and sleeping quarters all equipped with split-system A/C units for one touch climate control - there are also ceiling fans in each bedroom. If there's a welcome breeze on offer you can air each level naturally, with sliders downstairs onto a covered patio overlooking a grassy fenced yard and to an upper balcony off the 2 front bedrooms.

One of those is the master, which also boasts connection for a wall-mounted TV, a WIR and ensuite with shower. A second bathroom with a shower services the other 2 beds, both with BIRs, while a powder room sits off the laundry below.

Rounding out this excellent offering is a secure double garage with one-click entry and access through the laundry to the kitchen, along with use by you and your guests of the complex tennis court, a covered communal BBQ area, and a brilliant swimming pool with marked lap lanes and a shallow section at the stepped entry.

All this goodness comes with a prime location too - with Nottingham Square only 5-minutes walk from Calamvale Marketplace and city-bound buses, and 15-minutes to Calamvale Community College.

For an easy-care townhouse lifestyle with all amenities nearby, this won't be beaten.

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BDD Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
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More About this Property

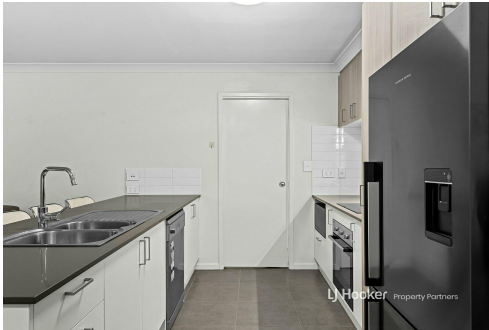
Property ID	B2UJF4R
Property Type	Townhouse
Land Area	153 m ²
Including	Ensuite Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

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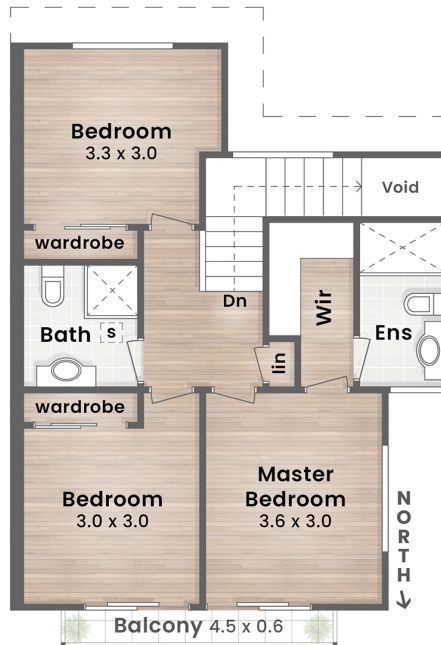
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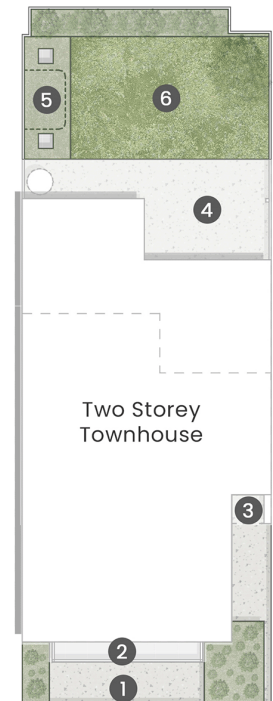


:: GROUND FLOOR



:: FIRST FLOOR

- LEGEND**
- 1. Driveway | 2. Covered Balcony
 - 3. Entry Porch | 4. Covered Patio
 - 5. Clothes Line | 6. Fenced Grass Yard



:: SITE PLAN

DRIVEWAY ACCESS TO NOTTINGHAM ROAD

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247/85 Nottingham Road
CALAMVALE

Internal 145m² | Patio, Balcony & Porch 20m² | **Total 165m²**

3 Bed + Study Nook 2 Bath + Powder 2 Car

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