

3/18 Mornington Court, Calamvale




## SOLD BY ALEX FAN

Tucked near the entrance of the Calamvale Crescent complex, this beautifully presented townhouse combines privacy, space and everyday convenience. With only one adjoining neighbour, a fully fenced yard, and access to the complex's sparkling inground pool, this property promises an easy-care lifestyle ideal for families, first-home buyers, or investors.

The spacious open-plan layout includes an brand new air-conditioned lounge, a well-appointed kitchen with modern appliances, and three generous bedrooms featuring brand-new carpets and ceiling fans. Ideally positioned within walking distance of amazing shopping and dining hubs, public transport, as well as within the Calamvale Community College catchment, this low-maintenance home delivers lifestyle and location in one.

### Highlights:

- Private and spacious townhouse, perfect for families, first-home buyers, or investors
- Open-plan living and dining with air-conditioning, modern kitchen, dining bar, and quality appliances
- Three generous bedrooms with ceiling fans; master and second with walk-in robes, ensuite to master
- Fully fenced courtyard with low-maintenance lawn, single garage,

3  2  2 

### FOR SALE

Please Call

### AGENTS

Alex Fan  
0451 106 888  
alexfan@ljhpp.com.au

### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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Interested parties must rely solely on their own enquiries.



- long driveway parking, and access to complex pool
- Enjoy an affordable, low-body-corp fee of approximately \$1,002.15 per quarter
- Convenient location - only metres to Calamvale Central, Sunnybank Hills Shoppingtown, city-bound transport

Bathed in natural light, the open-plan living and dining area creates a serene and airy atmosphere. Designed for both comfort and modern living, the space features a brand new air conditioning and a flowing layout perfect for relaxation and everyday life.

The kitchen is well-appointed with a dishwasher, ample cabinetry with a tall pantry, and plenty of bench space for meal prep. Whether it's a quick breakfast at the dining bar or evening dishes with the sunset streaming in through the window, this space makes everyday living feel easy.

When the weekend rolls around, slide open the doors and let the outside in. The private courtyard is your little haven - fully fenced, green, and so easy to care for. Fire up the barbecue, kick back with a drink, or watch the kids and pets play safely in the sunshine. With no neighbour on one side, you'll enjoy the kind of privacy that's hard to come by in townhouse living.

Upstairs, the master suite is your private retreat, complete with a walk-in wardrobe and ensuite. The second bedroom also features a walk-in robe, while the third offers built-in storage, perfect for guests or a home office. The main family bathroom is also located on this level, bright and practical with a separate shower and bathtub, making mornings a breeze for the whole household.

Practical touches complete the picture, including a single lock-up garage with internal access and a long driveway for extra parking. For convenience, a powder room (toilet only) is situated downstairs. When it's time to cool off in the summer, you have access to the complex's sparkling pool.

And then there's the location. Calamvale Central and Sunnybank Hills Shoppingtown are just a short walk away, so you can leave the car at home and pop out for groceries, coffee, or dinner with ease. Public transport and motorway access are close by for easy commuting, while families will love being in the Calamvale Community College catchment from prep right through to Year 12.

With low body corporate fees of around \$77 per week, this townhouse is the complete package that's easy to love, easy to maintain, and perfectly placed for everyday convenience. It's the kind of home that feels good from the moment you arrive and even better the longer you stay.

Don't delay, contact Alex Fan today to find out more and discover the potential of this stylish home for yourself!

Fans Real Estate Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker  
Property Partners  
ABN 74 512 885 661 / 21 107 068 020

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## MORE DETAILS

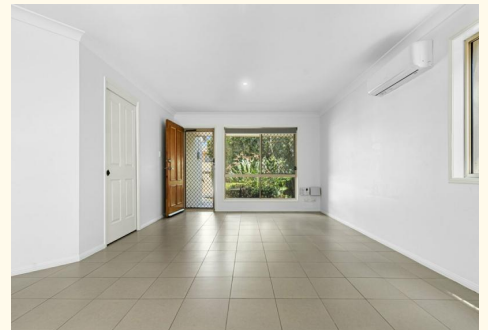
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Property Type Townhouse  
Land Area 205 m2  
Including Ensuite  
Air Conditioning  
Toilets (1)  
Pool  
Courtyard  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced

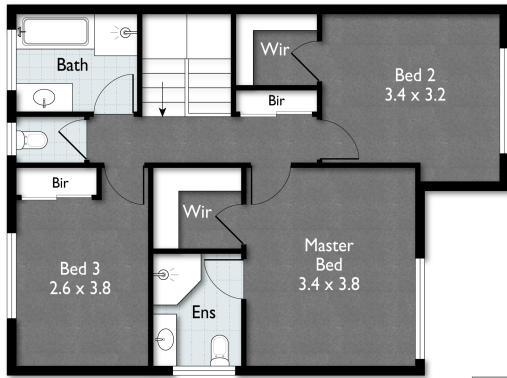
**Alex Fan 0451 106 888**

Agent/Independent Contractor | [alexfan@ljhpp.com.au](mailto:alexfan@ljhpp.com.au)

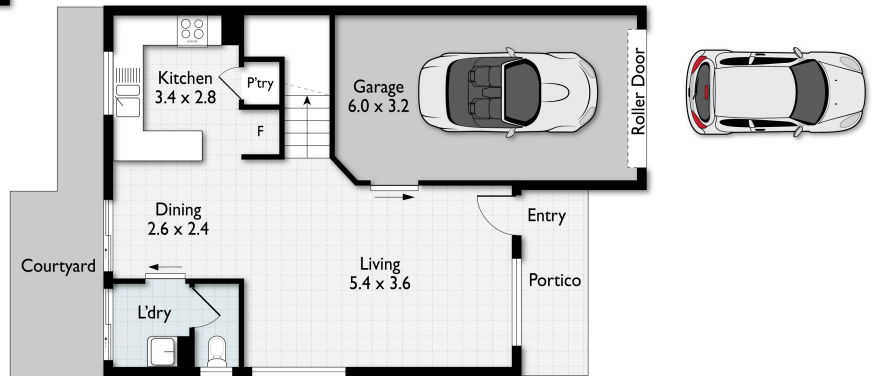
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First Floor



Ground Floor

3 2 2 140sqm



Scale in meters. Indicative only. Dimensions are approximate.  
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