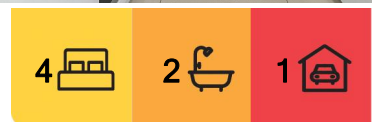


Calamvale, 3/35 Jaffa Crescent

Trendy Townhome Living with Luxe Touches and Ultimate Walkability

Embrace a modern lifestyle of ease, style, and space in this rarely-seen four-bedroom townhouse, tucked within a peaceful Calamvale complex offering resort-style perks. A chic retreat perfect for families or professionals, this rendered and clad residence is just minutes from major shops and moments from schools, buses, parks, and childcare - all accessible via a handy rear gate in the complex.

Offering a low maintenance luxe lifestyle, this home is an entertainer's delight with a generous, air-conditioned open plan lounge, dining, and kitchen area, as well as a tiled front study or second living zone for work or relaxation. Stylish tiling throughout the ground floor and timber floors upstairs complement the sleek contemporary interior, while a private paved courtyard with a patio and open-air terrace provides the perfect alfresco space for weekend get-togethers.



For Sale
Please Call

View
ljhooker.com.au/B31WF4R

Contact
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Disclaimer: 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.

LJ Hooker Property Partners
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Top Five Features to Love:

- Stylishly designed four-bedroom townhouse with resort-style shared pool in a quiet, leafy complex
- Spacious open plan living, dining, and kitchen layout with second living/study area at the front
- Chic timber flooring upstairs, easy-care tiling downstairs, and modern neutral tones throughout
- Private courtyard with intimate covered patio and sunny open-air terrace for effortless outdoor hosting
- Ultra-convenient location with shops, schools, and buses just a stroll away through rear complex gate

Nestled in a serene Calamvale pocket, this prime location makes day-to-day life a breeze. The surrounding area is brimming with family-friendly benefits - take a quick stroll to lush parks for outdoor fun, grab essentials or indulge in retail therapy at nearby shopping centres, or walk the kids to school or daycare with ease. With everything at your doorstep, this home delivers both convenience and tranquillity.

- 290 m to Riverina Street Park
- 550 m to bus stop
- 1.1 km to Calamvale Central
- 1.2 km to Sunnybank Hills Shoppingtown
- 1.6 km to Calamvale Community College
- 1.8 km to Goodstart Early Learning Algester
- 1.9 km to Calamvale District Park

Situated within the peaceful Calam Place complex, this trendy residence belongs to a secure, meticulously maintained community with lush green surrounds and an indulgent on-site pool. A rare find, the townhouse itself impresses with a chic rendered and cladded facade, single lock-up garage, and neat gardens that frame the stylish front porch, enhancing its appeal and creating a welcoming first impression.

Inside, the home's rare four-bedroom design and additional living space make it a standout option for growing families. A versatile tiled study or living nook greets you at the entry, flowing down a light-filled hallway to a radiant, open-plan living and dining space with feature wall and split-system air conditioner for all-season comfort.

The adjoining kitchen is perfectly appointed for modern living, showcasing luminous stone benchtops, glossy cabinetry, quality electric appliances, and a convenient dishwasher for quick post-dinner clean-ups. A breakfast bar provides a laid-back spot for casual meals or a morning coffee with friends.

Step outside and be greeted by a private entertainer's haven - a covered patio and large open-air terrace ready to be transformed with twinkling lights or stylish outdoor furniture. Completely paved with just a touch of greenery from a tidy low-maintenance garden, this courtyard promises relaxing weekends without the upkeep.

Upstairs, all four bedrooms are finished with trendy timber floors. Two offer built-in robes, while the third provides private balcony access - perfect for morning sun or peaceful



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evening breezes. The master suite is a true retreat with a generous walk-in robe and a sleek ensuite finished with contemporary fixtures and floor-to-ceiling tiles. A main bathroom services the rest of the upper level with a practical shower-over-bath and matching tiling.

Additional highlights include a powder room downstairs for guests, under-stairs storage, and a secure single garage.

With its modern styling, spacious layout, and unbeatable lifestyle location, this townhouse is a rare gem that won't last long. Contact Alex Fan today to explore this exceptional Calamvale address before it's snapped up at auction.

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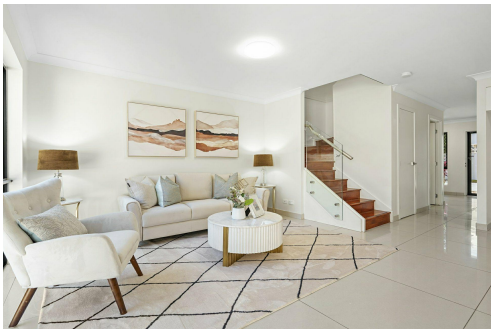
Fans Real Estate Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 74 512 885 661 / 21 107 068 020

More About this Property

Property ID	B31WF4R
Property Type	Townhouse
Land Area	146 m2
Including	Ensuite Study Air Conditioning Toilets (3) Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

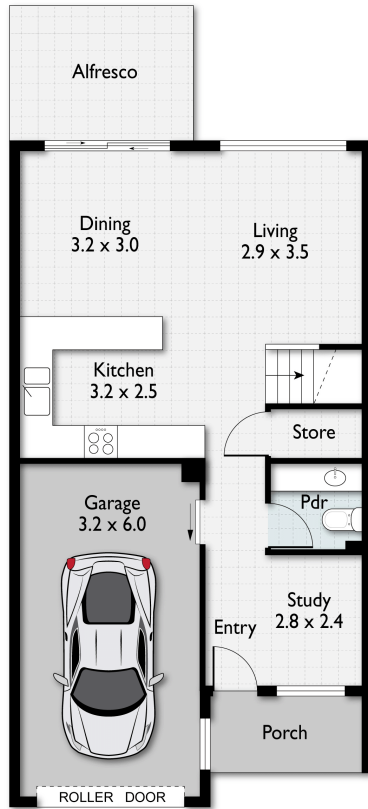
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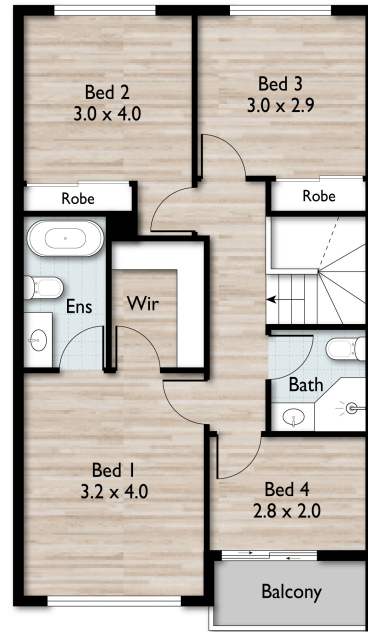


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Ground Floor



First Floor

4 2.5 1 140sqm



Scale in meters. Indicative only. Dimensions are approximate.
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