

3/8 Gemview Street, Calamvale

Move-in ready 3-bed townhouse in a gated complex near all amenities

Boasting a prize corner block spot inside a secure complex with a pool, this well-appointed 2-storey townhouse compliments its modern interior with a low-upkeep back yard and parking for 2 cars.

Highlights:

- Ground: tiled lounge/dining/kitchen area with AC & fan, separate laundry & powder room
- Upstairs: main bathroom + 3 carpeted beds with BIRs (master with AC, balcony & ensuite)
- Stylish kitchen fit-out: durable bench tops, all-electric appliances, ample storage
- Covered patio, compact back yard with lawn & planting area behind a new retaining wall
- Move right on in yourself or rent out (current rent appraisal: \$700 to \$715/week)

For peace of mind and convenience, nothing beats living inside a gated complex and access here is controlled by a fob, code or via your mobile. The estate has attractive grounds and a residents' swimming pool where you're sure to make new friends over some

3 2 1

FOR SALE

\$769,000

VIEW

Sat 3rd Oct @ 9:00AM - 9:30AM

AGENTS

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AGENCY

LJ Hooker Property Partners
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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.



splashing good summer fun.

This townhouse enjoys one of the estate's top spots, a corner block position that rewards you with a direct neighbour on one side only. As well as a lock-up single garage with house access, there's a valuable second parking spot on the front driveway beside an established garden.

Inside, the tiled lower floor is a seasonally temperate zone, the open-plan lounge/dining area fitted with AC and a fan, the adjacent kitchen sporting a fashionable fit-out with durable benchtops and a suite of modern electric appliances. There's a good-size laundry and powder room behind the kitchen, and the meals area opens onto a covered alfresco entertaining patio, the yard itself a low-upkeep affair with a small run of lawn and garden beds behind a new retaining wall.

The staircase and upstairs bedrooms are carpeted, each bed with a robe, the larger master enjoying the addition of a private balcony and ensuite (shower). The other rooms share the property's second bathroom, self-contained with a space-saving shower-over-tub.

Location is a key driver for all buyers and this one ticks every box. Falling inside the Calamvale Community College catchment, you have local schooling sorted from P-12 and St Stephen's Catholic Primary School is also close. The City Bus 135 is a 600m walk and it's only a tad further to Calamvale District Park for some nature nurture or outdoor exercise. On the shopping front, Calamvale Marketplace is a cruisy 4-minute drive, with wider retail options at nearby Sunnybank Hills Shoppingtown/Calamvale Central, while town can be reached in about half an hour.

Secure this for yourself or to kickstart/bolster your investment portfolio—it's a winner all the way!

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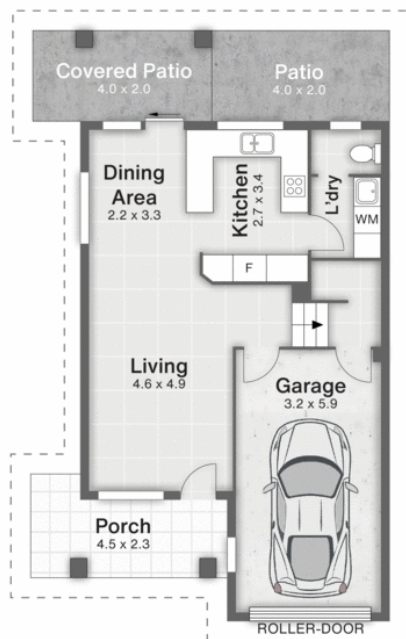
MORE DETAILS

Property ID	B5BSF4R
Property Type	Townhouse
Land Area	197 m2
Including	Air Conditioning
	Toilets (3)
	Pool
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

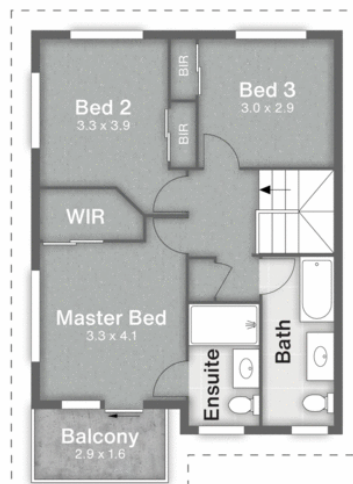
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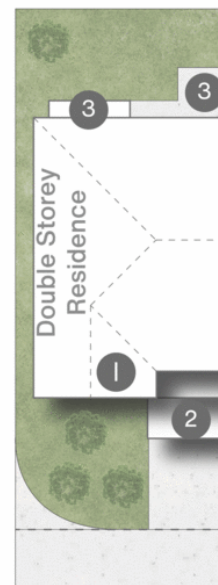


GROUND FLOOR



FIRST FLOOR

- 1 Porch
- 2 Garage
- 3 Patio



Unit 3



3/8 Gemview Street **CALAMVALE**

3 | 2 | 1 | 140m² | 197m²

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.