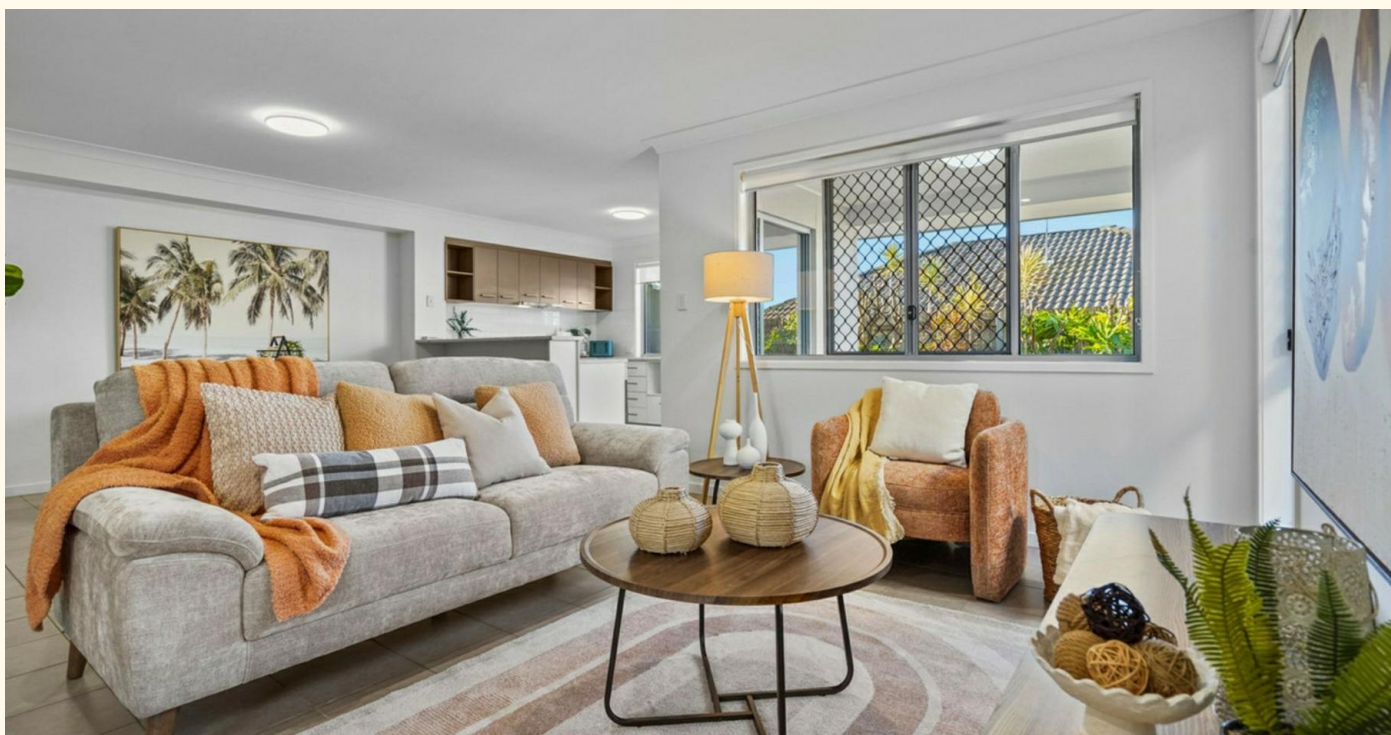


31/53 Perkins Street, Calamvale

## Rare Double Garage Townhouse in Prime Location

Steps from leafy parks, minutes from the shops and within the sought-after Calamvale Community College catchment —everything that makes Calamvale such a magnet for families and investors alike — this 188m<sup>2</sup> townhouse pairs a generous two-level layout with a desirable southern aspect and 2 secure garage spaces.

### At a glance:

- 3 beds/2 baths/3 toilets, master with walk-in robe and private ensuite; all bedrooms carpeted, fan-cooled with built-in robes
- Tiled open living and dining with split-system air conditioning and new downlights, opening to a covered patio
- shaped kitchen: ceramic cooktop, oven, rangehood, dishwasher, double sink, deep drawer storage
- Double remote garage with internal access, storage nook, internal laundry and a separate toilet downstairs; freshly painted, pressure washed plus new downlights
- Fully fenced pebbled courtyard; residents' pool and shaded barbecue pavilion on a body corporate of roughly \$88 a week

Built in 2008 within a peaceful collection of 83 townhouses, this 188m<sup>2</sup> south-facing residence delivers house-like space without the endless weekend maintenance. Enter into a spacious ground floor

3 2 2

**FOR SALE**  
\$799,000 +

### VIEW

Sat 26th Sep @ 10:15AM - 10:45AM

### AGENTS

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### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



featuring elegant tiled flooring throughout the main living domain, where split-system air conditioning and ceiling fans maintain total comfort year-round.

The kitchen holds up its end with an electric cooktop and under-bench oven, sleek rangehood, dishwasher, and practical storage options. From the open-plan lounge and dining area, glass doors step out directly to a covered entertainer's patio - a private outdoor haven framed by a fully fenced, low-maintenance backyard ideal for quiet morning coffees or weekend dining.

Upstairs, plush carpet runs through the private bedroom quarters. The large master suite leads the way with its walk-in wardrobe and stylish ensuite, while the additional bedrooms are generously sized and equipped with ceiling fans and split-system air conditioning for year-round convenience. Practicality is rounded out by two secure garage spaces downstairs and integrated storage throughout.

All this, plus a location that does the heavy lifting. On foot, it is roughly 350m (5 minutes) to the Beaudesert Road bus stop, about the same again to Perkins Street Park, 600m to childcare on Hamish Street and around 900m (13 minutes) to Calamvale Community College. The rest is a short drive: Calamvale District Park (2 mins), Calamvale Central (7), Sunnybank Hills Shoppingtown (6) and St Stephen's Catholic Primary School (5), with the Brisbane CBD about 22km up Beaudesert Road.

If you like the sound of house-sized space, parkside quiet and low-maintenance living, be quick on this one!

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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   | B58GF4R              |
| Property Type | Townhouse            |
| Land Area     | 188 m2               |
| Including     | Ensuite              |
|               | Air Conditioning     |
|               | Toilets (3)          |
|               | Pool                 |
|               | Courtyard            |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |
|               | Secure Parking       |
|               | Remote Garage        |

**Anthony Calderoni 0421213347**

Co-Agent to Karl Gillespie | [anthonycalderoni@ljhpp.com.au](mailto:anthonycalderoni@ljhpp.com.au)

**Karl Gillespie 0411 599 850**

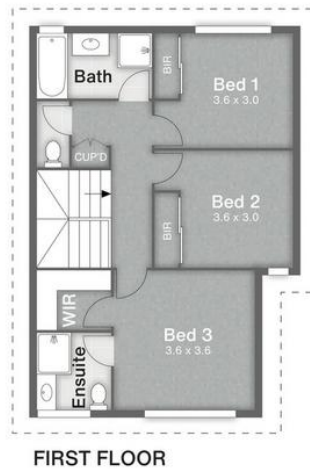
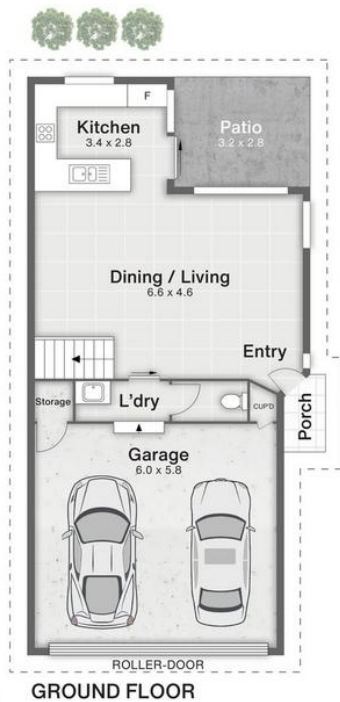
Partner & Agent/Independent Contractor | [karlgillespie@ljhpp.com.au](mailto:karlgillespie@ljhpp.com.au)

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25 Pinelands Road, SUNNYBANK HILLS QLD 4109

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- 1 Porch
- 2 Garage
- 3 Patio



31/53 Perkins Street **CALAMVALE**

3 | 2 | 2 | 158m<sup>2</sup> | 188m<sup>2</sup>

**LJ Hooker** Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.  
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**LJ Hooker**