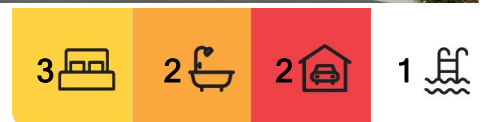


Calamvale, 32/36 Benhiam Street

SOLD BY THE GILLESPIE TEAM



A phenomenal investment opportunity awaits in Calamvale. Currently tenanted at \$650 per week until November 2025, this meticulously renovated townhouse offers a stylish and modern lifestyle within the sought-after Taraville complex. Renovations completed just 2.5 years ago include sleek new flooring, contemporary paintwork, chic benchtops, updated cabinetry, a new oven, and more. Perfectly positioned in the centre of the complex, this residence features a west-facing balcony for sunset views and a private entertainment patio overlooking a fenced, grassed yard, ideal for children and pets. Resort-style facilities, including a lavish pool, tennis and squash courts, a gym, and a playground, complete the picture of effortless luxury.

Property Highlights:

- Excellent investment: Tenanted until November 2025, returning \$650 per week.
- Resort-inspired complex: Secure entry, lavish pool, tennis court, squash court, gym, and



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.

For Sale
Please Call

View
ljhooker.com.au/B2SMF4R

Contact
Bailey Atherton
0410 724 362
baileyatherton@ljhpp.com.au
Karl Gillespie
0411 599 850
karlgillespie@ljhpp.com.au

LJ Hooker Property Partners
07 3344 0288

playground.

- Prime location within the complex: Central position with a west-facing balcony off the master suite for delightful sunset views.
- Stylish renovations: New flooring, paint, chic benchtops, cabinetry, and a quality new oven.
- Outdoor lifestyle: Generous entertainment patio and a fenced backyard perfect for pets and kids.

This property is located in a gorgeous suburban enclave, offering a low-maintenance, convenient lifestyle. Ideal for busy young families or couples, it's within walking distance to an array of amenities, from parks and schools to shopping centres and public transport.

Nearby Amenities:

- 450 m to bus stop
- 650 m to Peden Court Park
- 1.2 km to Calamvale Central
- 1.4 km to Sunnybank Hills Shoppingtown
- 1.8 km to Calamvale Community College
- 1.8 km to Central Park Shopping Mall
- 1.9 km to Goodstart Early Learning Calamvale

Situated within the European-inspired Taraville complex, this rendered Mediterranean-style townhouse combines sophistication and leisure. The complex offers secure entry and is surrounded by beautifully kept gardens, creating a serene atmosphere. Residents enjoy a wealth of resort-style amenities, including a luxurious pool, tennis and squash courts, a gym, and a children's playground.

The townhouse itself emanates elegance, with its smooth arches and a west-facing balcony, found off the master suite, hovering above the entry. A double tandem garage ensures ample parking and storage, making this property equally suitable as an investment or a personal haven.

Beyond the entry portico, timber-look floors and sparkling downlights create a welcoming, stylish ambience. A comprehensive renovation has refreshed the open-plan lounge, kitchen, and dining area, making it an ideal space for entertaining or relaxing.

The kitchen is an anchor point, boasting new chic benchtops, updated cabinetry, and matte-black tapware. Equipped with a quality new oven, a dishwasher, and a breakfast bar, it offers both functionality and flair for effortless meal preparation.

The dining area leads out to a partially grassed generous patio with immaculate lawned surrounds. Overlooking the fenced backyard, this outdoor space is perfect for alfresco dining, weekend barbecues, or simply relaxing while children and pets enjoy the safe, enclosed yard.

Upstairs, three carpeted bedrooms offer comfort and style, each featuring built-in robes. The master suite stands out with its private west-facing balcony and modern ensuite, which is beautifully finished with a golden-framed shower and matte-black tapware. The shared bathroom echoes this sophistication with its soaking tub and matching elegant fittings.



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Additional Features:

- Internal laundry
- Downstairs powder room
- Under-stairs storage
- Side access gate

This property combines stylish living with unbeatable convenience and luxury. Contact Karl Gillespie or Bailey Atherton today to secure your chance to own this sleek and sophisticated townhouse.

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Please note, as this property is currently tenanted, the images used are for illustrative purposes only and are not an exact representation of the property.

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 About this Property

Property ID	B2SMF4R
Property Type	Townhouse
Land Area	159 m2
Including	Air Conditioning Toilets (3) Pool Tennis Court Courtyard Balcony Gym Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

Bailey Atherton 0410 724 362

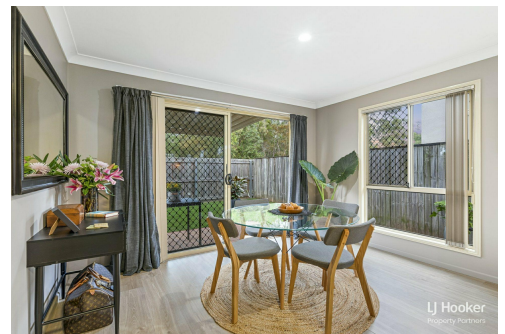
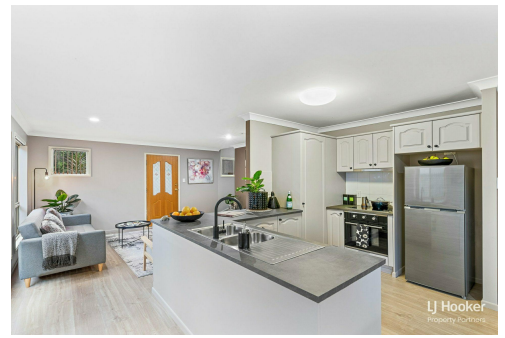
Lead Agent " The Gillespie Team | baileyatherton@ljhpp.com.au

Karl Gillespie 0411 599 850

Partner & Agent/Independent Contractor | karlgillespie@ljhpp.com.au

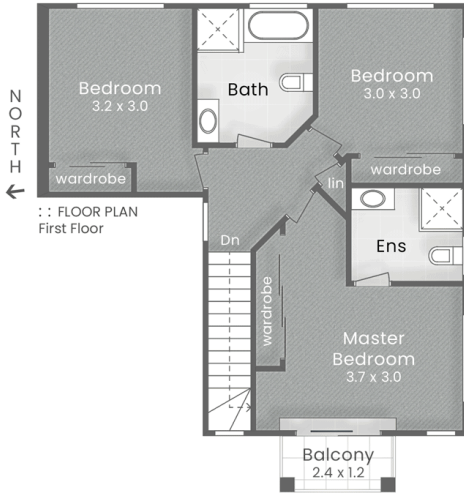
LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au

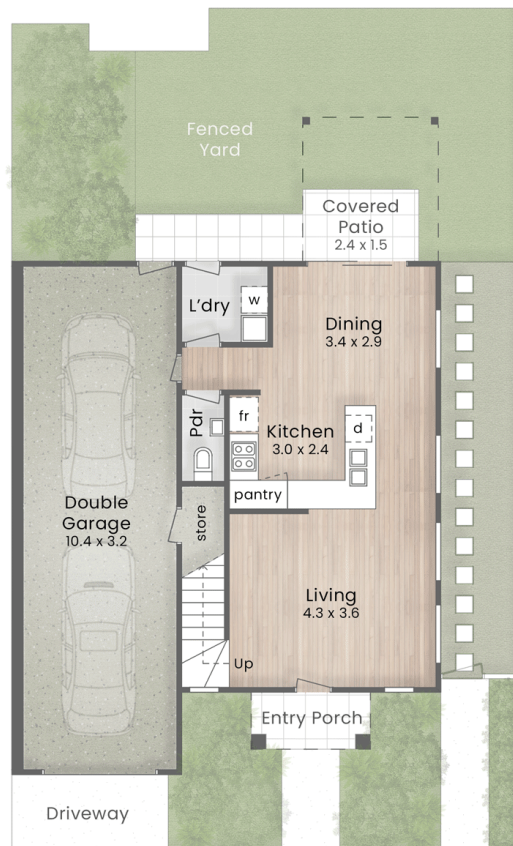


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:: FLOOR PLAN
First Floor



:: FLOOR PLAN & SITE PLAN
Ground Floor

DRIVEWAY ACCESS TO
BENHIAM STREET

32/36 Benhiam Street
CALAMVALE

3 Bed

2 Bath + Powder

2 Car

Internal 145m²
Covered Externals 14m²
Total 159m²

pdc.
space brought to life

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