

## Calamvale, 35/46 Hamish Street

SOLD BY THE GILLESPIE TEAM

Fresh from a mini makeover that includes flash new hybrid flooring and ceiling fans, as well as all new paintwork throughout, this easy-care brick lowset exudes 'home sweet home' vibes that will make it essential viewing for downsizers, first time buyers and savvy investors.

### Highlights:

- Bright and airy single-level interior with new energy-saving LED downlights
- Split-system A/C to open-concept kitchen/living/dining area, new fans in all 3 beds
- All-electric kitchen with new dishwasher, tiled splashbacks, twin sink, generous storage
- Undercover entertaining patio out back, freshly landscaped front yard with street frontage
- Parks all around, walk to Calamvale Community College, buses to Calamvale Central + city

One of this property's best features is that, while it's part of a well-managed estate with a



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sparkling swimming pool, it presents like a traditional home - boasting wide street frontage, lush lawns and garden beds behind the front picket fence and a paved driveway to the secure single garage.

Inside, the home has been given a new lease of life for its next occupants - be that you or your first tenants! Against the crisp white of the freshly painted walls, the honey tones of the new hybrid timber flooring through the 3 bedrooms and combined kitchen/living/dining area - really pop!

Conveniently accessible from the garage too, the kitchen is a considered space, kitted with every mod con - including a brand new dishwasher in the dining bar. It overlooks a generous, air-conditioned living/dining space, with screened sliders to a sweet covered patio and no-mow fenced backyard.

Newly installed ceiling fans keep things cool in the 3 bedrooms, the master boasting an ensuite with a shower, the main bathroom adding a tub to the mix.

Whatever stage you're at in life, starting out as a couple, raising kids, enjoying the twilight years, this location puts every amenity at your fingertips. The playspace at the end of the street is the first of many, with popular Calamvale District Park only 3-minutes' by car. 10 minute's walk will land you at Calamvale Community College and bus stops to reach nearby Calamvale Central/SBH Shoppingtown or the city itself.

With such broad appeal, this brick-faced beauty will get snapped up in no time. Inspect ASAP!

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## More About this Property

<b>Property ID</b>	B2ZQF4R
<b>Property Type</b>	Townhouse
<b>Land Area</b>	132 m2
<b>Including</b>	Air Conditioning Toilets (2) Pool Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Karl Gillespie 0411 599 850**

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

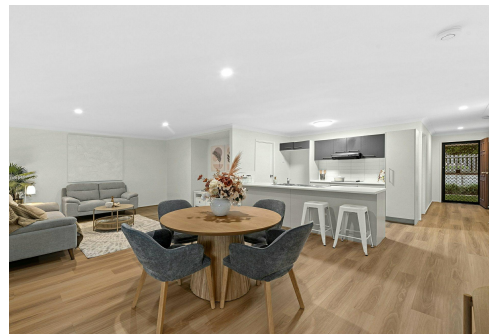
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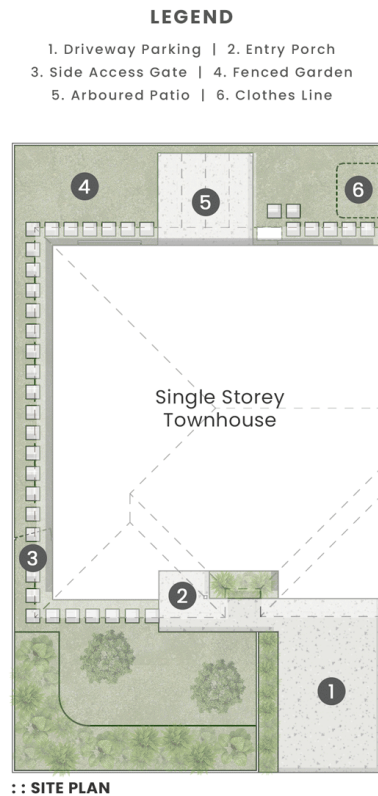
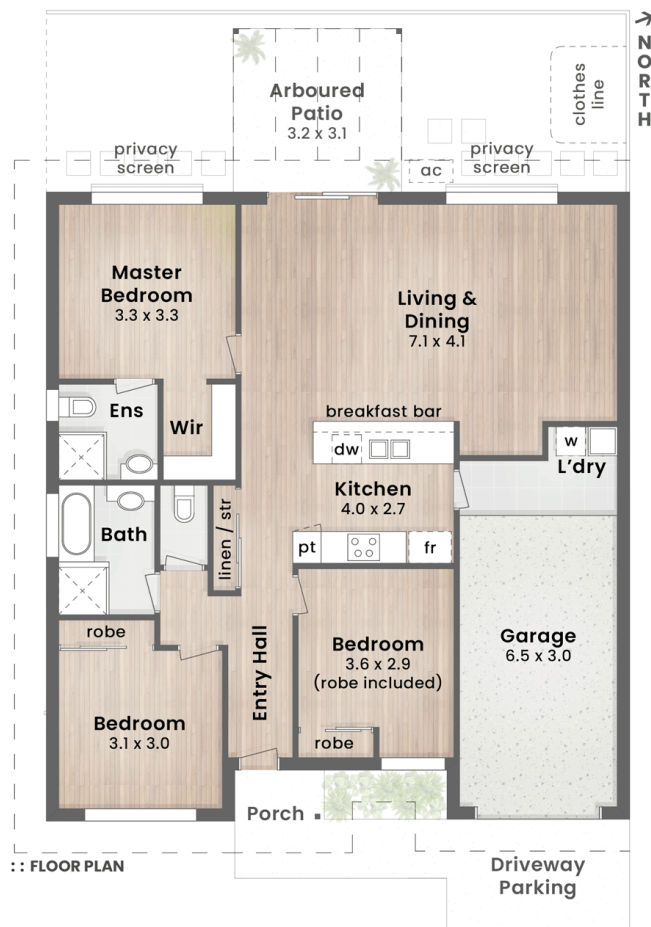
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HAMISH STREET

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TEATREES AT CALAMVALE | 35/46 Hamish Street  
**CALAMVALE**

Internal 125m<sup>2</sup> | Patio & Porch 11m<sup>2</sup> | **Total 136m<sup>2</sup>**

3 Bed 2 Bath 1 Car + Off-Street

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