



Calamvale, 35/9 Eduard Place

STYLISH 3BED TOWNHOUSE IN STRETTON CATCHMENT - WITH POOL & LOW BODY CORP

This elegant townhouse is a flawless fusion of style, sophistication, and functionality in one of Calamvale's most prized, walkable pockets. Tucked within a pristine complex offering a sparkling in-ground pool and ultra-low body corporate fees of approximately \$62 per week, this radiant residence provides the ultimate in low maintenance living. Inside, a sleek and airy open plan layout promises everyday comfort and effortless entertaining, with the stylish kitchen flaunting stone benchtops, quality appliances, and a large pantry. Three plush bedrooms await upstairs, including an oversized master suite with chic ensuite, private balcony, and walk-in robe. With ceiling fans and split-system air-conditioning throughout, plus a beautifully landscaped courtyard and expansive open-air terrace, this is the ultimate modern lifestyle retreat.

Top Features:



For Sale
UNDER CONTRACT

View
By Appointment

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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.

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07 3344 0288

- Flawlessly maintained complex with indulgent in-ground pool and low body corporate of approximately \$62 per week
- Modern open plan lounge, dining, and kitchen zone with stone benchtops, electric appliances, dishwasher, and large pantry
- Three carpeted bedrooms including extra-large master with ensuite, walk-in robe, air conditioner, and private balcony
- Split-system air-conditioning and ceiling fans throughout for seasonal comfort
- Spacious, sunlit terrace within landscaped, easy-care courtyard featuring side access

Positioned in a peaceful yet central part of Calamvale, this radiant townhouse is the epitome of convenience for families or busy professionals. From weekday commutes to weekend leisure, everything you need is within easy reach. A short stroll will take you to lush parklands, essential shops, childcare, and public transport. Best of all, this address sits within the prestigious catchment for Stretton State College - one of the area's most sought-after schools - ensuring a first-class education is always on the cards.

- 400 m to Illaweenah Park
- 450 m to bus stop
- 750 m to Calamvale Marketplace
- 800 m to ALDI Drewvale
- 1.4 km to Stretton State College
- 1.6 km to Stretton Early Years and Kindergarten

Placed within a quiet and immaculately kept complex, this stylishly rendered townhouse greets you with a contemporary facade and a secure single garage. The brightly lit front porch is framed by trendy shrubs, offering a hint at the refined design found within. For those warmer months, the sparkling on site pool offers a luxurious retreat just moments from your front door - all with minimal upkeep and modest fees.

Upon entry, a spacious, open plan interior unfolds, where downlights glimmer across stylish tiled floors. This luminous living, dining, and kitchen hub is cooled by air-conditioning and provides an inviting setting for both daily living and entertaining. The layout ensures seamless connection between each space, ideal for hosting guests or simply relaxing in your own private retreat.

The contemporary kitchen is a vision in crisp white. Stone benchtops provide ample prep space, including a breakfast bar for casual meals. Glossy cabinetry delivers plenty of storage while the large pantry offers even more space for your essentials. Finished with quality electric appliances and a dishwasher, this space brings both beauty and ease to everyday cooking.

Slide open the glass doors and you'll find a massive open-air terrace that invites year-round enjoyment. Whether it's an alfresco dinner, sunny brunch, or quiet morning coffee, this space is made for effortless outdoor living. Surrounded by a stylishly landscaped, low maintenance courtyard with convenient side access, your weekends will be as relaxing as they are well spent.

Upstairs, three beautifully appointed bedrooms provide peaceful spaces for rest. All are carpeted and include ceiling fans, with the junior rooms featuring built-in robes (one with a walk-in). The master suite is particularly indulgent, complete with split-system air-



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conditioning, a sleek ensuite with shower, and a private balcony where you can unwind in the evening breeze. A spacious shared bathroom with separate bath, shower, and water closet adds convenience for guests or family.

Additional Features:

- Internal laundry
- Downstairs water closet
- Upstairs linen cupboard

This stunning townhouse offers the ultimate blend of low maintenance luxury and lifestyle convenience. Contact Karl Gillespie or Bailey Atherton today to secure your private inspection - chic, contemporary living in Calamvale awaits.

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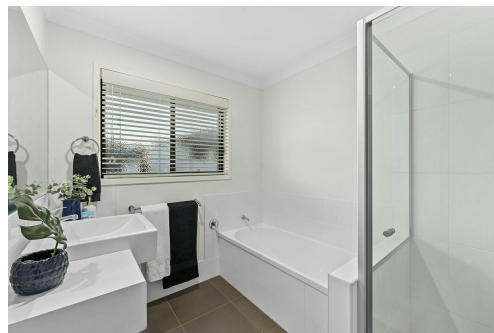
K & Q Investments Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
 ABN 56 794 753 139/ 21 107 068 020

More About this Property

Property ID	B35WF4R
Property Type	Townhouse
Land Area	152 m2
Including	Air Conditioning Toilets (3) Pool Courtyard Balcony Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage

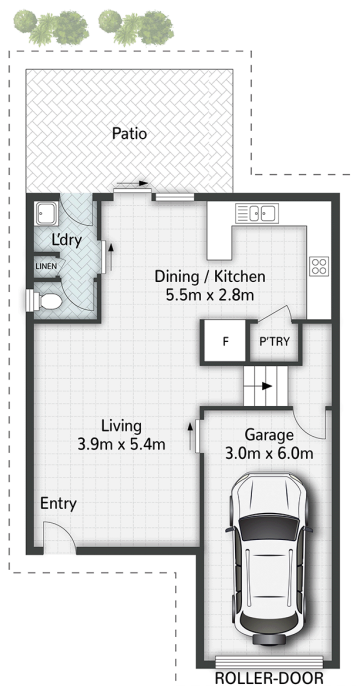
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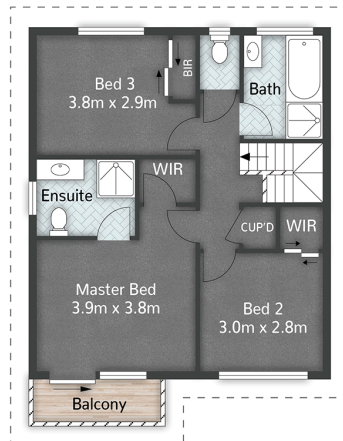


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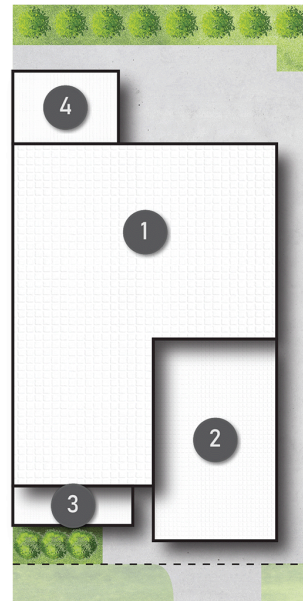
GROUND FLOOR



FIRST FLOOR

LEGEND

- 1 RESIDENCE
- 2 GARAGE
- 3 BALCONY
- 4 PATIO



SITE PLAN

35/9 Eduard Place **CALAMVALE**

3 | 2 | 1 | 152m² | 75m²

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.