

Calamvale, 39/2 Diamantina Street

SOLD BY ALEX FAN

Welcome to resort-style living in the sought-after Nottingham Square Complex! This modern townhouse boasts spacious open-plan living, gas cooking, a private courtyard, and a secure double garage - plus exclusive access to pools, a gym, and a tennis court - everything you need in one stylish package!

Top 5 Features at a Glance:

1. In sought-after Nottingham Square Complex with resort-style amenities: pool, gym & tennis court
2. Spacious open-plan living and dining, perfect for modern lifestyles
3. Top locale: Close to renowned Calamvale College (Prep to Year 12), shops, and public transport
4. Double garage under the roof, offering secure parking and storage
5. Gas cooking for effortless meal preparation



For Sale
Please Call

View
ljhooker.com.au/B2UGF4R

Contact
Alex Fan
0451 106 888
alexfan@ljhpp.com.au



LJ Hooker Property Partners
07 3344 0288

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.

Property Highlights:

Step inside to an open-plan living and dining area, bathed in natural light and enhanced by contemporary flooring and split-system air conditioning for year-round comfort. The modern kitchen, complete with a gas cooktop for effortless cooking and ample storage, is perfect for whipping up delicious meals.

Upstairs, the spacious master suite boasts a walk-in robe, private ensuite, and a balcony, perfect for soaking in the fresh air. Two additional bedrooms, both with built-in robes, provide ample space for family, guests, or a home office.

Flowing out from the living area, you'll enjoy the low-maintenance private courtyard, an ideal spot for outdoor relaxation or weekend BBQs. The secure double garage under the roof provides peace of mind with ample space for vehicles and storage - a rarity in most townhouses.

Unbeatable Lifestyle:

Life at Nottingham Square is more than just about coming home - it's about enjoying every moment. Take a refreshing dip in one of two sparkling pools, squeeze in a workout at the fully equipped gym, or serve up a friendly challenge on the tennis court. With beautifully maintained grounds and a welcoming community, every day here feels like a getaway.

Top Locale:

Positioned in a prime Calamvale location, this townhouse is just minutes from the highly sought-after Calamvale Community College, making school runs a breeze. Enjoy easy access to local shopping hubs, including Calamvale Central and Sunnybank Hills Shoppingtown, plus nearby parks, cafes, and public transport options for ultimate convenience.

Additional Features:

- Split-system air-conditioning for comfort in all seasons
- Master bedroom with private balcony and ensuite
- Secure complex with premium amenities
- Fully fenced backyard
- Close to city buses

This is an unmissable opportunity to own a modern townhouse in a prime location. Contact Alex Fan today to arrange a viewing.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

Fans Real Estate Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 74 512 885 661 / 21 107 068 020



LJ Hooker Property Partners
07 3344 0288

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.

More About this Property

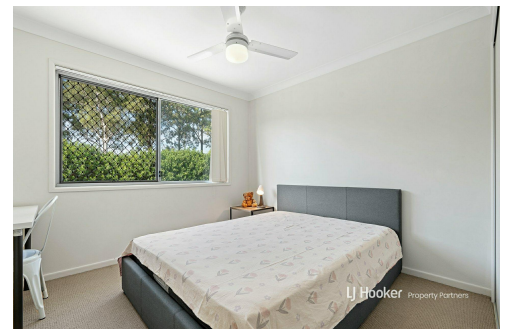
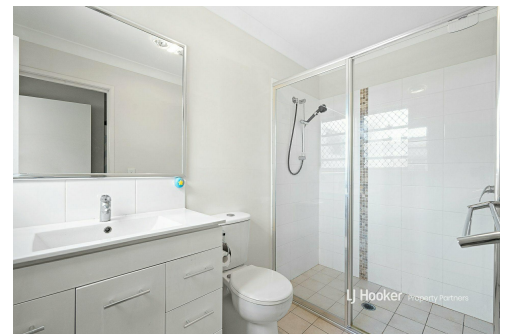
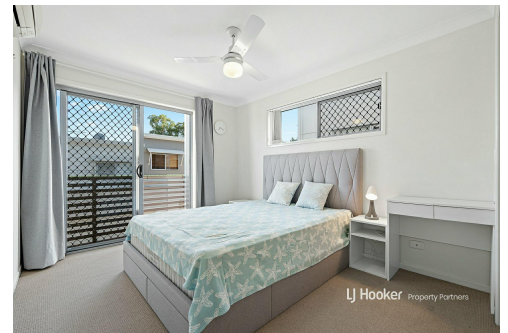
Property ID	B2UGF4R
Property Type	Townhouse
Including	Ensuite Air Conditioning Toilets (1) Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Water Tank

Alex Fan 0451 106 888

Agent/Independent Contractor | alexfan@ljhpp.com.au

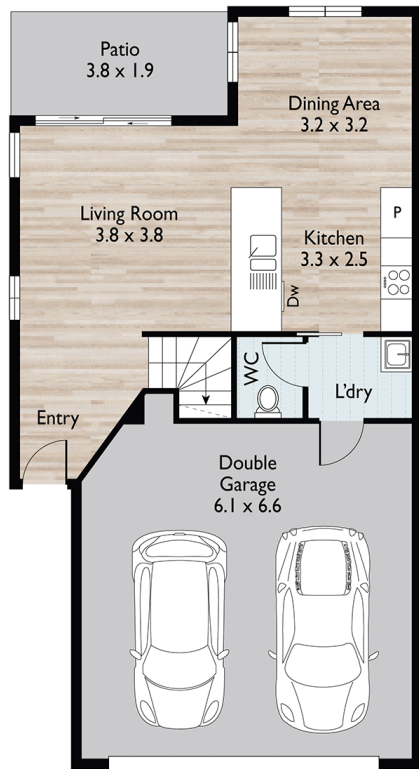
LJ Hooker Property Partners 07 3344 0288

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



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.

LJ Hooker Property Partners
07 3344 0288



GROUND FLOOR



FIRST FLOOR

🛏️ 3 🚿 2 🚗 2 🏠 144sqm



Scale in meters. Indicative only. Dimensions are approximate.
All information contained herein is gathered from sources we believe to be reliable.
However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



LJ Hooker Property Partners
07 3344 0288

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.