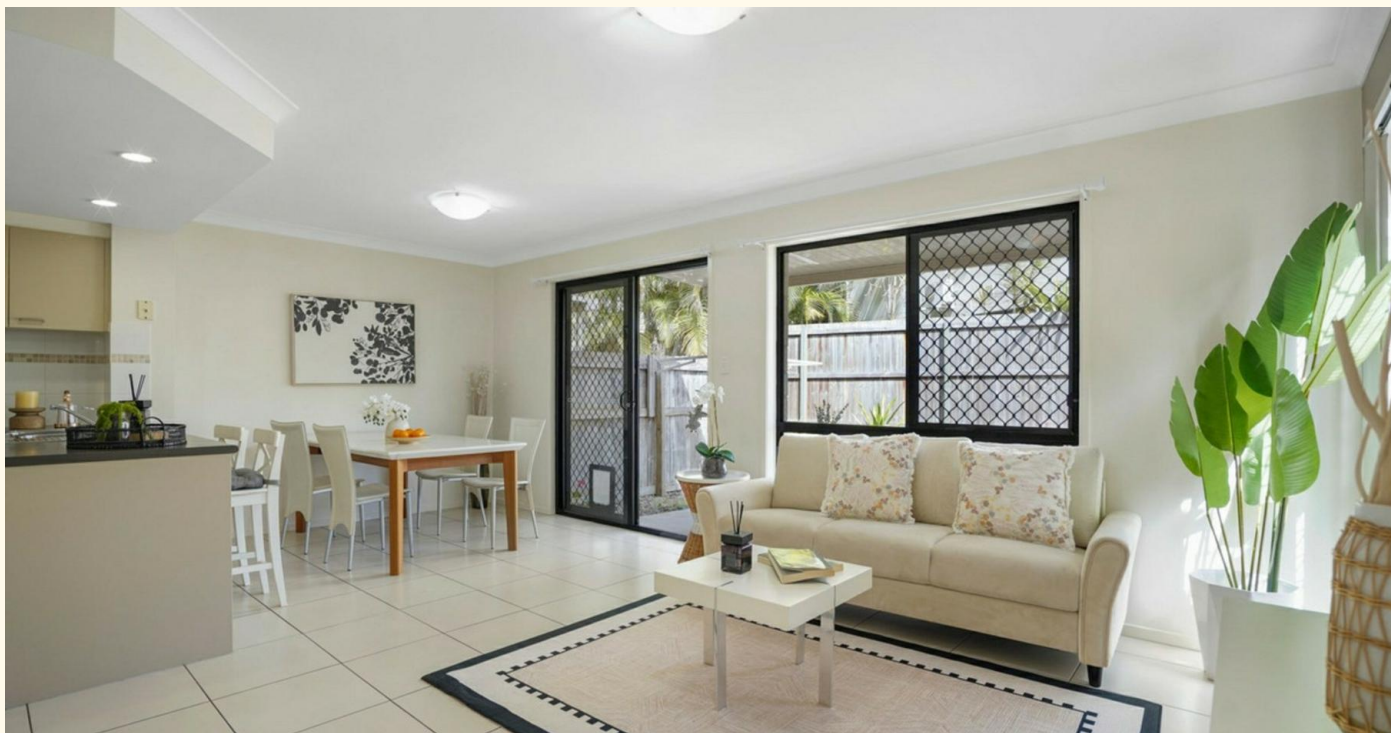




4/18 Diane Court, Calamvale

Owner has bought —Must Sell! Very low Body Corp Fees!

Comfortable, practical and set up for genuinely low-fuss living, this two-storey brick townhouse spreads three bedrooms across two easy levels. With a deep covered patio, an open-plan setup, a resident's in-ground pool and low body corporate fees of just \$54 per week, this ticks all the boxes for families, first-home buyers, or savvy investors.

At a glance:

1. Two-storey brick townhouse offering approximately 140sqm across two levels.
2. Open-plan lounge and dining with air conditioning, opening out to a deep covered patio.
3. Three upstairs bedrooms with built-in wardrobes, the master with its own ensuite.
4. Separate laundry room and a third toilet downstairs for everyday practicality.
5. Low body corporate of \$54 per week, with a resident's in-ground pool and tropical gardens.

Across the ground floor, the lounge and dining areas sit together in one open, air-conditioned space. The kitchen sits just off the dining area, close enough to stay in the thick of things and tucked clear of

3 2 2

FOR SALE
\$779,000+

VIEW
Thu 24th Sep @ 5:00PM - 5:30PM

AGENTS
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AGENCY
LJ Hooker Property Partners
07 3344 0288

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Interested parties must rely solely on their own enquiries.

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the main walkway. A gas cooktop and dishwasher handle the daily rhythm of meals, with ample bench space and neat cabinetry. Nearby, the separate laundry room and a third toilet keep the working side of the house neatly out of view, which also means visitors never need to head upstairs.

Sliding doors carry the living areas straight out to the covered patio, and this is where the home quietly outperforms its footprint. At 2.84 by 5.48 metres, it is oversized for a townhouse, deep enough for a long table and shaded for the warmer months. The courtyard beyond is fully fenced, so small children and pets have somewhere safe to burn off an afternoon, without the maintenance of a lawn.

All three bedrooms are gathered upstairs, well away from the daily traffic below. Each has built-in wardrobes, and the master is the most generous of the three with its own ensuite. The family bathroom serves the other two bedrooms and includes a full bath alongside the shower.

A single remote-controlled lock-up garage with internal access rounds out the ground floor plus one exclusive parking space. Beyond your own front door, a resident's in-ground pool set among established tropical gardens, all maintained for you. Body corporate fees sit at approximately \$54 per week, a genuinely modest figure for that level of shared amenity.

Well-positioned, this address places you near everything you could need. A short seven-minute stroll to Calamvale District Park means weekends are a walk in the park, with flying foxes, a large climbing structure, two off-leash dog runs, barbecue shelters, and a basketball court. Multiple bus stops sit nearby for local and city-bound services, while Calamvale Community College is a short 6 mins drive. When you want to hit the shops, Calamvale Marketplace, Calamvale Central, and Sunnybank Hills Shoppingtown are minutes away while Logan and Gateway Motorways within comfortable reach.

With motivated sellers, this makes a great first home or addition to the portfolio. Contact Shirley Zhong today.

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MORE DETAILS

Property ID	B577F4R
Property Type	Townhouse
House Size	140 m2
Land Area	134 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Pool
	Courtyard
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage

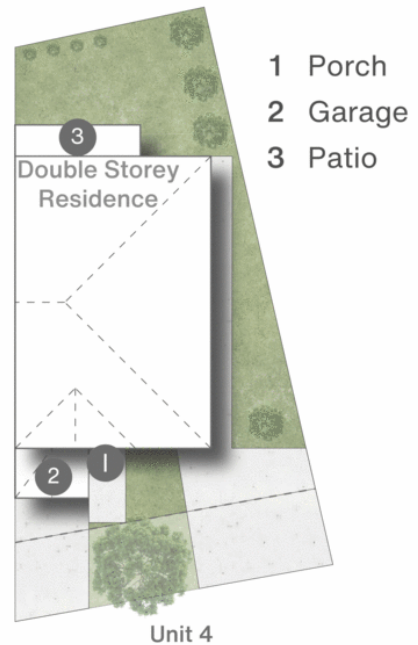
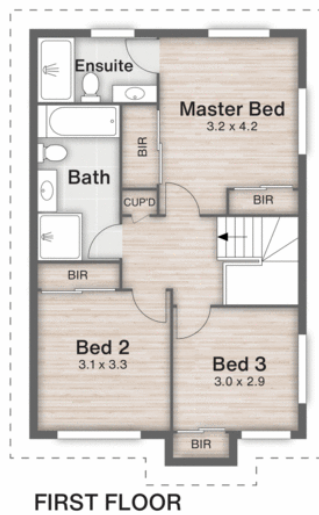
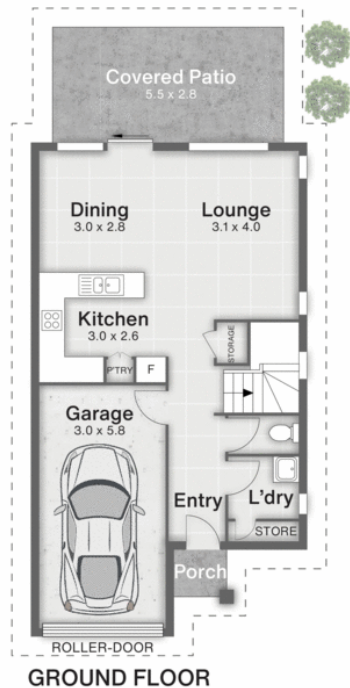
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4/18 Diane Court **CALAMVALE**

3 | 2 | 1 | 140m² | 134m²

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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.