



4/88 Shelduck Place, Calamvale

Modern Townhouse - Expansive Deck with Mountain Views

Auction Location: Onsite and online via Realtair

With lush gardens over the side fence, plenty of visitor parking spots close by, and only a short stroll to the shared complex pool and BBQ area, this stylish 3-bedroom townhouse enjoys one of the best spots inside the popular 'Calamvale on the Park' estate.

Highlights:

- Open-plan lounge/dining/kitchen hub with timber-look floors & sliders to a big timber deck
- Modern kitchen fit out: stainless steel electric appliances, white joinery, tiled splashbacks
- 3 fan-cooled, carpeted beds: 2 with BIRs, the master with AC, a walk-through robe & ensuite
- Upstairs bathroom (shower & tub), a handy second toilet below opposite the laundry
- Secure double garage, 7-minute walk to Calamvale Marketplace, city-buses, local park

Essential viewing for first-time buyers and investors looking to add-to or kick-off a property portfolio, this contemporary townhouse is move in or rent ready - its 2 levels awash with natural light.

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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AUCTION

Sat 4th Jul @ 11:30AM

VIEW

Sat 20th Jun @ 9:00AM - 9:30AM

AGENTS

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AGENCY

LJ Hooker Property Partners
07 3344 0288

LJ Hooker

Downstairs, timber-style flooring runs through a large lounge with AC, the adjacent dining area and a stylish kitchen with white cabinetry and benchtops offset by the sparkle of a suite of stainless-steel appliances (dishwasher, electric stove top, rangehood and oven).

From the lounge, a screened slider extends the social space onto a fully covered timber deck, privately framed by timber fencing and with more than enough room for an outdoor feasting table, a big BBQ of your own, and even a lounge or two.

Carpeted for cosy toes, the 3 upstairs bedrooms are all fan-cooled, the larger master with bonus AC, plus a walk-through robe (mirrored sliding door closets both sides) into an ensuite with a shower. The other rooms have built-in robes and share the main bathroom (shower and tub), a second toilet downstairs across from the laundry.

This well-maintained complex can be conveniently accessed off Shelduck Place and Beaudesert Road and living here gives you or your lucky tenants use of its lovely swimming pool, BBQ picnic area and an open lawned reserve, perfect for play or a neighbourly catch up!

Walking distance to a supermarket, parks, and city-bound buses - and only a short drive to Sunnybank Hills Shoppingtown or the onramps to the Logan or Gateway Motorways - this property is the full package if you're chasing convenience and comfort in a landscaped complex setting.

PHOTOS ARE FOR ILLUSTRATION PURPOSES

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Sunnyvale Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker
Property Partners
ABN 39 633 082 112 / 21 107 068 020

MORE DETAILS

Property ID	B4VUF4R
Property Type	Townhouse
Land Area	152 m2
Including	Ensuite
	Air Conditioning
	Deck
	Outdoor Entertaining
	Remote Garage

Jackson Chow 0435 998 468

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

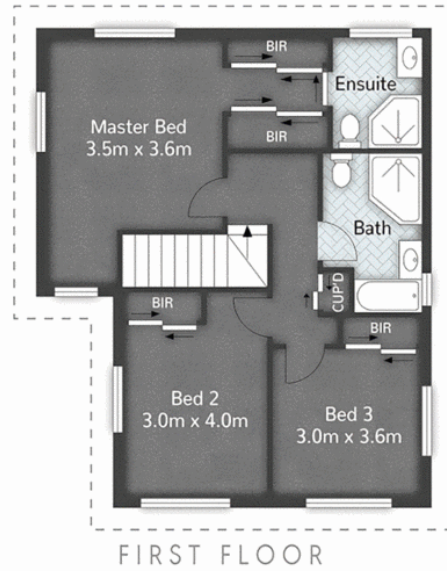
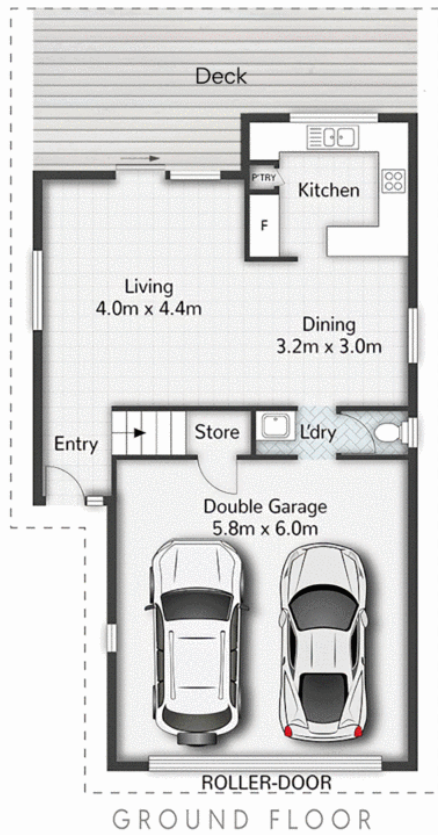
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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.