



Calamvale, 41/2 Diamantina Street

Updated Calamvale Townhouse: Double Garage, Large Courtyard & New Flooring

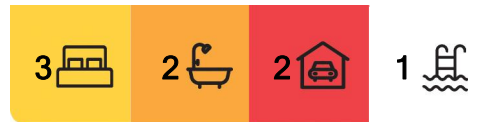
Enjoy the best of modern living in this immaculately presented rendered townhouse, ideally located in a well-maintained, amenity-rich complex in Calamvale. Stylishly updated with quality finishes throughout, this residence offers an easy-care lifestyle without compromising on space or comfort.

With its chic new hybrid flooring, freshly painted bathroom, and new laundry cabinetry, the spacious layout is designed for both relaxation and entertainment. Split-system air conditioning and ceiling fans throughout ensure comfort year-round, while the generous courtyard provides a private alfresco escape perfect for unwinding or hosting friends. Ideally positioned, the townhouse is just a short stroll from local shops, school, parks, and public transport, making it an ideal haven for families and busy professionals alike.

Top Highlights:



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.



For Sale
Must Be Sold

View
By Appointment

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LJ Hooker Property Partners
07 3344 0288

- Contemporary townhouse in a vibrant complex boasting a tennis court, two sparkling pools and a gym for resort-style living
- Freshly updated open plan layout with chic hybrid flooring, revamped bathroom, and stylish new laundry cabinetry
- Air conditioning and ceiling fans throughout for year-round climate control
- Private outdoor retreat with cosy patio, sunny terrace, and beautifully landscaped low-maintenance courtyard
- Prime location just a short walk from public transport, local shops, schools, and green spaces

Nestled in a quiet yet highly convenient pocket of Calamvale, this home offers the ultimate lifestyle for growing families. Everything you need is within easy walking distance - from childcare and quality schooling to local shops and sprawling parklands. Whether it's a quick school drop-off, a peaceful weekend walk or a trip to the shops, you'll enjoy effortless living in this community-focused neighbourhood.

- 450 m to bus stop
- 700 m to Nottingham World of Learning
- 750 m to Calamvale Community College
- 1 km to Calamvale Marketplace
- 1 km to Calamvale District Park

Tucked away within a beautifully presented complex, this rendered townhouse enjoys a peaceful setting with rare lifestyle benefits. The complex itself is impeccably maintained and boasts indulgent facilities including a tennis court and glistening pool - perfect for weekend relaxation or after-school fun.

The home's facade is sleek and modern, enhanced by a quaint pergola at the entry, ideal for adding ambient lighting and setting a warm, welcoming tone. The double garage offers rare practicality in a townhouse setting, while the discreet entry ensures both privacy and charm.

Venture through the entry to a refreshing interior where crisp neutral tones and trendy new hybrid flooring create an instant sense of style. The spacious open plan living and dining area is complemented by a matte-black ceiling fan and a split-system air conditioner, providing an inviting space for family nights or entertaining friends.

Centrally positioned, the sleek kitchen is both practical and stylish. With a long dining bar perfect for casual meals or coffee catchups, this modern space also features stone benchtops, an abundance of cabinetry, and a dishwasher - an ideal hub for everyday living or weekend culinary adventures.

The rear courtyard is a hidden gem - beautifully landscaped and completely private. Whether you're enjoying drinks under the stars, lighting up the firepit in winter, or firing up the barbecue on a sunny weekend, the combination of an intimate patio and large open-air terrace provides the perfect backdrop for any occasion.

Heading upstairs, three generously sized bedrooms provide restful retreats for every member of the household. All are carpeted and feature ceiling fans and split-system air



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conditioners for optimal comfort. Two bedrooms include built-in robes, while the master boasts a walk-in robe, a pristine ensuite with large shower, and direct access to the long Juliet balcony shared with the second bedroom. A tidy main bathroom with shower services the rest of the upper level with ease.

Additional Features:

- Internal laundry with updated cabinetry
- Downstairs powder room for guest convenience
- Water tank for eco-conscious living
- Under-stairs storage
- Upstairs linen cupboard

With its flawless presentation, stylish updates, and unbeatable location, this sleek and sophisticated townhouse is an exceptional find in Calamvale's thriving market. Contact Karl Gillespie or Anthony Calderoni today to arrange your inspection or request further details - this one won't stay on the market for long.

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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	B364F4R
Property Type	Townhouse
Land Area	177 m2
Including	Air Conditioning Toilets (3) Pool Tennis Court Courtyard Balcony Gym Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Water Tank

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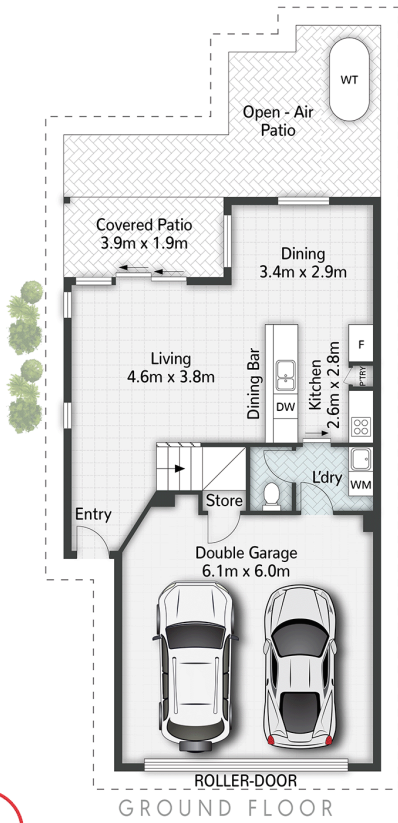
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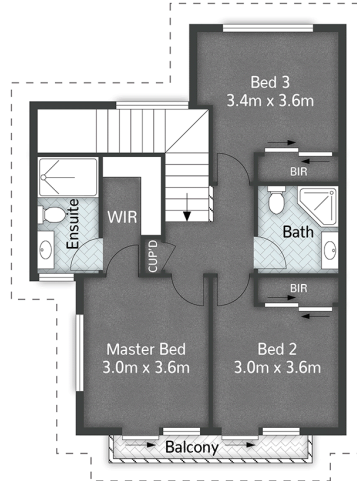


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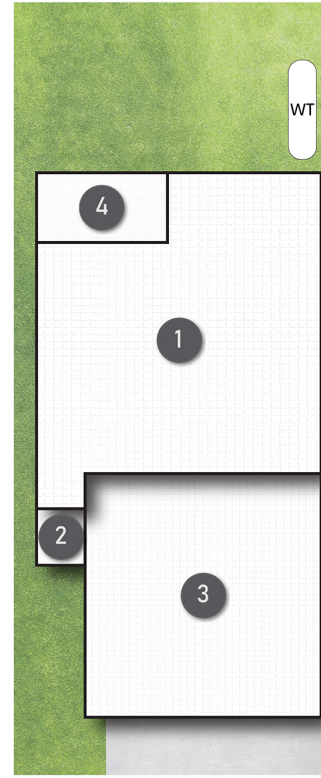
GROUND FLOOR



FIRST FLOOR

LEGEND

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



SITE PLAN



Unit 4/12 Diamantina Street CALAMVALE

3 | 2 | 2 | 177m² | 151m²

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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.



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