

43/20 Nicoro Place, Calamvale

3 Bed Townhouse in Calamvale with Study Nook, Pool & Low Body Corp

Impeccably presented, inside and out, this spacious 3-bedroom townhouse is part of a well-maintained complex with an inground pool and super affordable Body Corporate fees.

Highlights:

- Tiled combined kitchen/living/dining hub with AC + a carpeted retreat/study nook above
- 3 carpeted beds with BIRs, AC & fans, the master with twice the closet space + an ensuite
- A full bathroom upstairs (shower & tub) + a powder room below off the laundry
- Secure single garage, open-air rear patio, low-upkeep fenced yard with synthetic turf
- Body Corporate of \$69/week, short walk to Calamvale District Park, 3 local shopping hubs

The property sports a contemporary streamlined facade and there's a gated storage bay to keep your bins out of sight beside a short driveway to a single garage with remote-controlled entry and access inside.

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.

3  2  1 

FOR SALE
MUST BE SOLD

VIEW

Sat 6th Jun @ 12:15PM - 12:45PM

AGENTS

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AGENCY

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 **LJ Hooker**

Tiled for quick cleaning and durability, the open plan kitchen/living/dining hub is an airy gathering space that extends through a screened slider onto an alfresco-style patio and a fenced yard with artificial turf (so, you can say goodbye to mowing!). The kitchen is well-appointed with ample storage/prep space, easy clean splashbacks, a dishwasher, and electric cooktop.

Upstairs is carpeted through 3 well-proportioned bedrooms and an open space at the top of the landing that could be used as a retreat, study nook or rumpus. Equipped with an ensuite (shower) and double the built-in closet capacity, the master is the largest of the beds, the others sharing a full bathroom (shower and tub) to themselves, a 3rd toilet downstairs off the laundry.

A light-toned neutral colour palate across wall paint, floor tiles and the kitchen cabinetry finishes give this whole place a welcoming fresh feel and with reverse cycle split-system AC units in all the bedrooms plus the lower-level living hub, you're set for comfort whatever the season!

The onsite swimming pool, fully maintained on your behalf, will be a popular destination through summer, but it's perfect to have Calamvale District Park only a 5-minute walk away so you can enjoy its open green spaces, shady BBQ picnic facilities, playground and off-leash dog park year-round!

Zoned for nearby Algester State School and Calamvale Community College, this property is also just a short drive to Calamvale Marketplace, Calamvale Central and Sunnybank Hills Shoppingtown, for all your everyday and non-essential shopping needs!

A fab first home for a single, couple or young family and equally smart buying for investors. Act fast!

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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 DETAILS

Property ID B4SZF4R
Property Type Townhouse
Land Area 151 m2
Including Air Conditioning
Toilets (3)
Pool
Courtyard
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage

Karl Gillespie 0411 599 850

Partner & Agent/Independent Contractor | karlgillespie@ljhpp.com.au

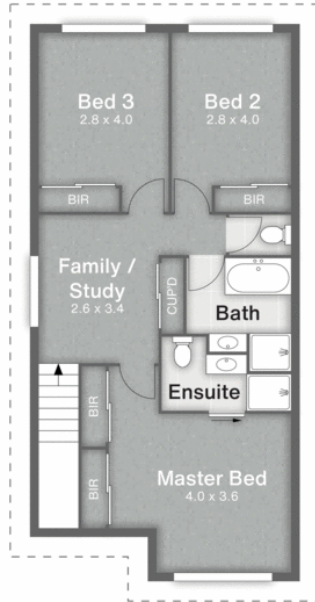
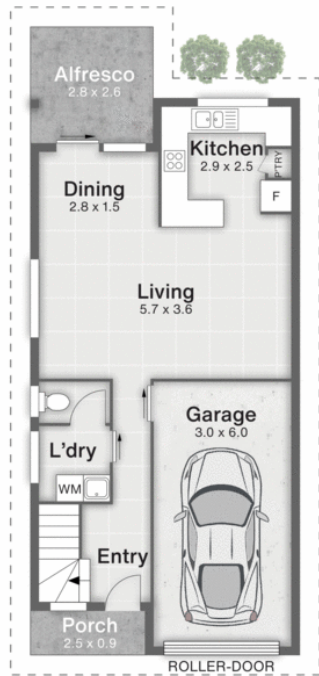
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- 1 Porch
- 2 Garage
- 3 Alfresco



43/20 Nicoro Place CALAMVALE

3 | 2 | 1 | 151m² | 139m²

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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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