

## Calamvale, 43/38 Illaweena Street

SOLD BY ALEX FAN

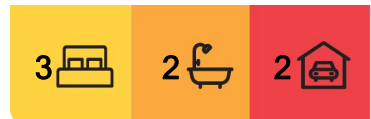
Part of a quiet complex less than 5 minutes to ALDI, a park, and buses and only twice that to Stretton State College, this modern townhouse is as idyllically located as it is equipped for buyers with young families and investors chasing a quality rental.

### Highlights:

- Spacious tiled open-plan kitchen/living/dining area - just over 44m<sup>2</sup> in size and with A/C
- New internal paint through out plus epoxy paint inside the garage
- Swish kitchen: twin sink in dining bar, big pantry, brand new stainless gas cooker, oven + dishwasher
- Upgraded to LED lights throughout
- Brand New Hybrid timber floors upstairs through bonus retreat/study area + 3 beds - 2 with WIRs
- Ensuite off master, main upstairs bathroom with shower, powder room off entry hall
- Open-sided covered patio overlooking no-mow gravelled yard with drying line, water tank



**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.



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0451 106 888  
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**LJ Hooker Property Partners**  
07 3344 0288

The second living area at the top of the stairs is a welcome feature seldom found in the traditional townhouse formula. This one would make a practical study space or a rumpus, ensuring the main gathering space below doesn't get too cluttered.

Tiled for easy cleaning, there's the option to control the temperature in the combined kitchen/living/dining zone by clicking on the split-system A/C, or for natural airflow - just swing open the screened slider onto the sweet alfresco patio overlooking a private courtyard.

Cook's will be pleased with the practicality and stylish good looks of the kitchen. There's a gleaming brand new stainless steel gas cooker, oven and rangehood as well as a dishwasher, walk-in pantry, twin sink in the dining bar and a good-size fridge recess.

Upstairs, brand new hybrid floors run through the retreat area and into 3 bedrooms, 2 with walk-in robes and sliding door storage in the third. Additionally, the master sports its own A/C and an ensuite with shower. The main bathroom is self-contained with a shower, and there's a powder room below.

Rounding out the floorplan is a valuable double garage, this one with a laundry recess at the back and internal entry, and a storeroom for stowing school bags, suitcases, brooms and the like.

As for convenience, this property is only a 2-minute stroll to bus stops and the local park, double that to the nearby shopping complex housing ALDI, health services, a barber and cafes, and 10 to Stretton College. By car, it's mere minutes to Parkinson Aquatic Centre for quick dips, and onto the M2/M6 Motorways or up to Calamvale Marketplace.

Local highlights:

- 2 mins stroll to bus stops for routes 130, 140, 145, 150, 153, N130, N154.
- 8 mins drive to Event Cinema, Harvey Norman, Hungry Jack, McDonalds, Bunnings, Officeworks, etc. Grand Plaza
- 15 mins drive to Altandi Train Station (Gold Coast Train, Brisbane City Train, and Airport Train)
- 16 mins drive to Garden City Shopping Centre (via M2).
- 23 mins drive to Costco Ipswich.
- 25 mins drive to Brisbane CBD (off peak).
- 28 mins drive to Brisbane Airport (via M2)
- 56 mins drive to Gold Coast (via M1).

All up, a smart first-time purchase or investment portfolio addition.

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Fans Real Estate Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
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## More About this Property

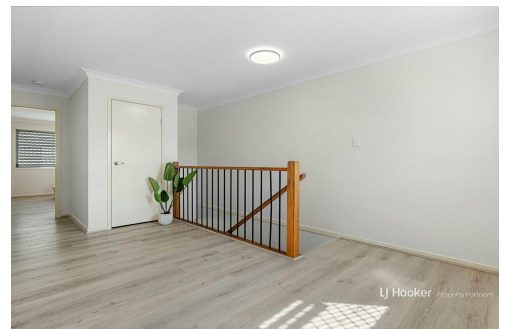
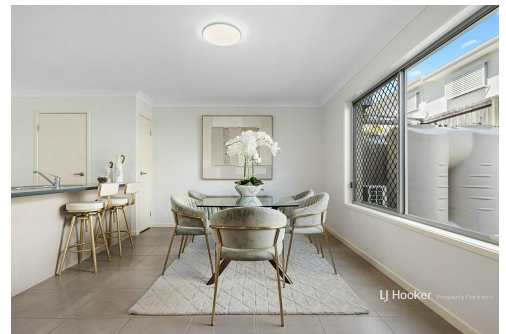
<b>Property ID</b>	B2E9F4R
<b>Property Type</b>	Townhouse
<b>Land Area</b>	187 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Courtyard Dishwasher Floorboards Built-in-Robes Fully Fenced Remote Garage Water Tank

**Alex Fan 0451 106 888**

Agent/Independent Contractor | [alexfan@ljhpp.com.au](mailto:alexfan@ljhpp.com.au)

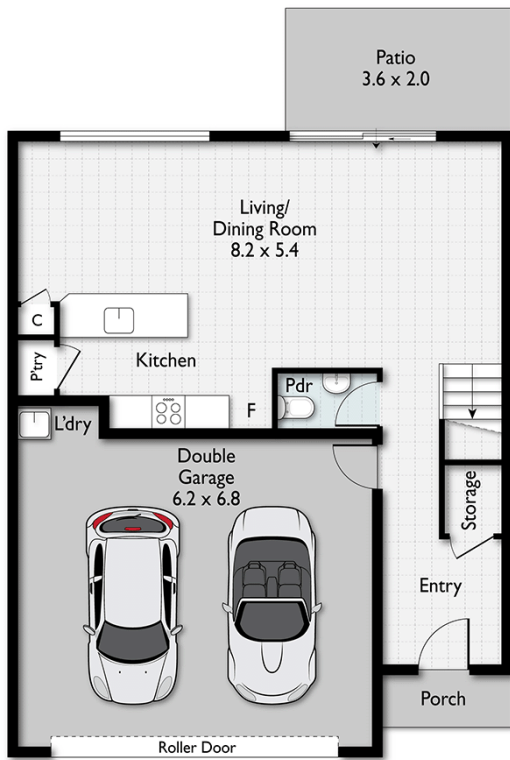
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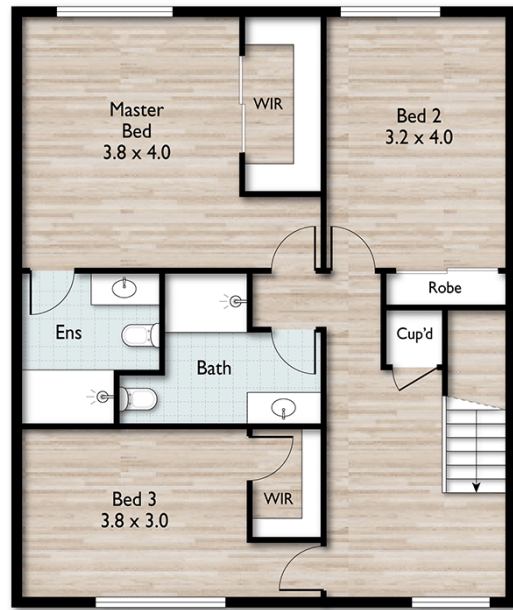


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GROUND FLOOR



FIRST FLOOR

3 2 2 180sqm



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.



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