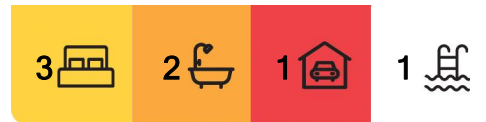


Calamvale, 44/18 Mornington Court

SOLD BY THE FLORENTZOS TEAM



Boasting a superb location, which offers complete convenience for easy living, this well-presented three-bedroom townhouse is an ideal match for a blossoming family or couples aspiring to own their first home.

It also stacks up as a great investment option given market rents and tenant demand remains high. With a rental appraisal of approx. \$600 per week, this property has all the drivers that stimulate tenants too; close to public transport, Calamvale Community College catchment, variety of shopping centres nearby and most importantly, providing a safe, comfortable and secure environment to live.

Top quality features include:

- Excellent location for proximity to transport, shops and schools
- Spacious design with inviting open-plan layout
- Modern interior fit out and finishes



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
Please Call

View
ljhooker.com.au/B2MDF4R

Contact
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LJ Hooker Property Partners
07 3344 0288

- Outdoor entertainment area and garden
- Well-maintained complex with communal pool opposite

The trendy two-level townhouse has been maintained to a high standard with tiled floors, neutral decor and ducted air-conditioning, it also includes:

- Covered porch entrance providing a pleasant spot for small table setting.
- Light and airy main living area with room for a corner study nook
- Dedicated dining space opposite the kitchen with sliding doors to patio, allowing fresh breezes to flow through the home.
- Timeless designed kitchen with two-seater dining bar for casual meals and socialising. Features stainless steel electric appliances, including dishwasher, large pantry and generous cabinetry with laminated benchtops and tile splashback.
- Tidy and private courtyard garden with high wall and retained garden beds offers plenty of space for alfresco style seating and hosting with friends.
- Generous master bedroom with quality carpets features a handy walk-in robe and a decent ensuite with shower.
- A further two queen sized bedrooms feature carpets, one with WIR, the other a sliding robe and both with fans and ducted air conditioning.
- Main bathroom is big and in good condition with a full bath and separate shower.
- On-site swimming pool and adjoining BBQ area with landscaped garden surrounds.

Located within minutes' walk to city bus stops this home is also close to three motorways / Logan, Pacific and Gateway linking you from city to coast and beyond. The property sits inside the Calamvale Community College catchment, is close to two local childcare centres and Calamvale District Park. Walk to Calamvale Central or take a short 3-minute drive to Sunnybank Hills shopping town.

Added extras:

- Crimsafe security screens
- Ducted air-conditioning
- Second bathroom includes bath
- Separate laundry with Haier washer & dryer included
- 3rd toilet downstairs
- Single garage with storage area
- Side access path

This attractive complex has a mix of owners and tenants making it an ideal acquisition for the long-term. Move in now or rent out straight away! Make your enquiry today.

AEAF Investments Pty Ltd T/A Peter Florentzos Properties with Sunnybank Districts P/L
T/A LJ Hooker Property Partners ABN 50 133 677 319 / 21 107 068 020

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More About this Property

Property ID	B2MDF4R
Property Type	Townhouse
Including	Ensuite Ducted Cooling Ducted Heating Toilets (3) Pool Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage

Peter Florentzos 0414 311 526

Partner and Agent/Independent Contractor | peterflorentzos@ljhpp.com.au

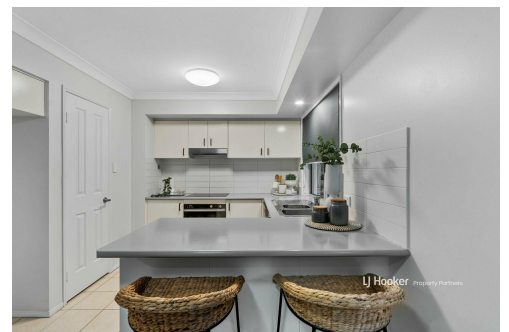
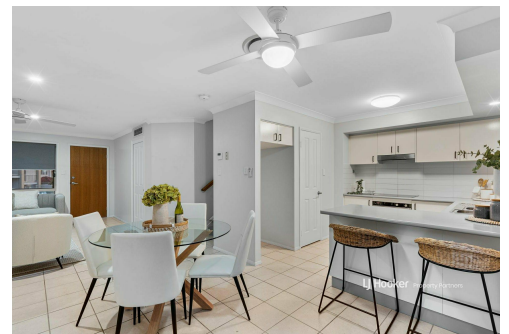
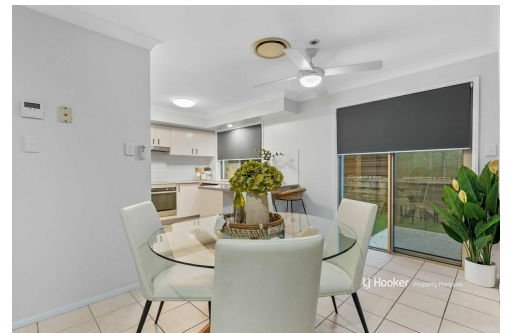
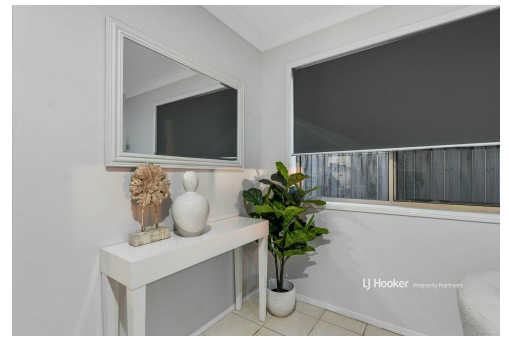
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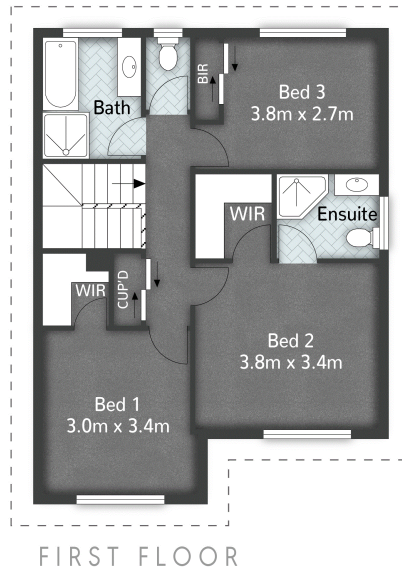
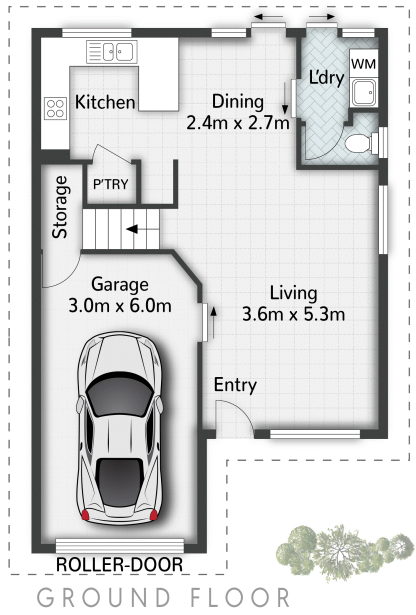
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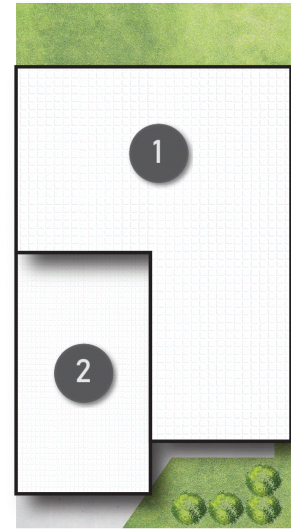
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LEGEND

- 1 RESIDENCE
- 2 GARAGE



Unit 44/18 Mornington Court CALAMVALE

3 Beds | 2 Bathrooms | 1 Garage | 125m²

LJ Hooker Property Partners

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