




51/9 Eduard Place, Calamvale

3  2  1 

Freshly Updated Townhouse in Stretton College Catchment

From the moment you greet the statement timber-and-glass entryway, it's clear this isn't your average townhouse. Perfectly balancing style with comfort, well-presenting this two-storey residence is a masterclass in thoughtful design, offering high-end finishes and a floor plan tailored for a life of leisure.

Highlights:

- Situated in the sought-after Stretton State College catchment
- Freshly painted throughout with brand new carpets to stairs and all 3 bedrooms
- Comfort guaranteed all year round - air con units in open plan living and dining plus all 3 bedrooms
- 2 bedrooms feature walk-in robes (a rare find!), plus a bonus storeroom off the garage and an upstairs linen press
- Large-format tiles downstairs for easy cleaning and a private, fenced courtyard
- Robust 6.6kW solar system with 5kW invert for big savings and maximum total energy yield
- Perfectly placed for convenience within prestigious Stretton State College, minutes to shops and buses

Through the statement timber and glass front door, the ground floor

FOR SALE
Must Be Sold

VIEW

Sat 4th Apr @ 9:00AM - 9:45AM

AGENTS

Karl Gillespie
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Anthony Calderoni
0421213347
anthonycalderoni@ljhpp.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

is dedicated to seamless flow, where large-format floor tiles provide a sleek, low-maintenance foundation for everyday life. An expansive lounge transitions into a breezy dining area, while the crisp white kitchen serves as the home's social hub. Designed with the home chef in mind, this space features stone benchtops, a walk-in pantry and plenty of cabinetry and storage space.

Step through the screened sliders to your private alfresco patio. This fenced courtyard is the ultimate "set and forget" sanctuary, offering some lovely plantings along the rear fence and plenty of room for pots without the burden of weekend-consuming yard work.

A central staircase winds its way to the plush, carpeted upper level where the three bedrooms are generously proportioned. It is a rare luxury to find two bedrooms featuring walk-in robes, and all three are fully equipped with split-system air conditioning and ceiling fans for year-round comfort. Both the master ensuite and the main bathroom lean into contemporary trends with semi-recessed vanity basins and designer feature tiling, while the main bathroom includes a full bathtub and a separate toilet for family convenience.

Beyond the front door, the lifestyle perks continue with exclusive access to the estate's sparkling swimming pool, privately tucked behind lush, palm-filled gardens. The location is equally impressive, zoned for the coveted Stretton State College and just minutes from Aldi, Woolworths, Yuen's Market, childcare centre, and the Parkinson Aquatic Centre. Easy access to the Logan Motorway or catch the city express buses (130 and 140) a short walk away.

For those seeking a stylish, low-maintenance southside gem that refuses to compromise on quality or connectivity, this townhouse is truly hard to beat. Contact Karl and Anthony today.

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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 B43VF4R
Property Type Townhouse
Land Area 154 m2
Including Air Conditioning
Toilets (3)
Pool
Courtyard
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage
Solar Panels

Karl Gillespie 0411 599 850

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

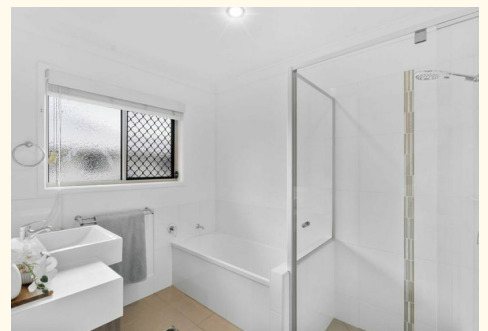
Anthony Calderoni 0421213347

Sales Associate | anthonycalderoni@ljhpp.com.au

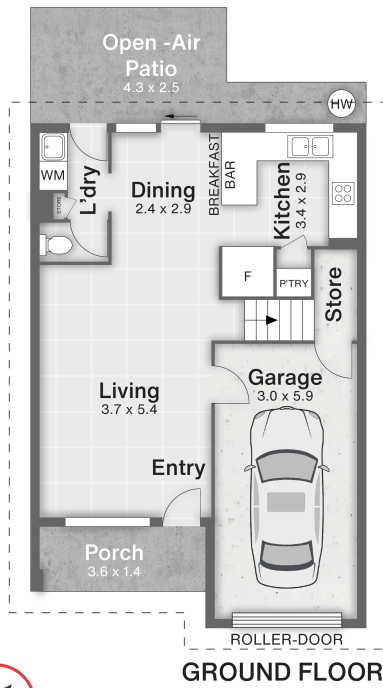
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25 Pinelands Road, SUNNYBANK HILLS QLD 4109

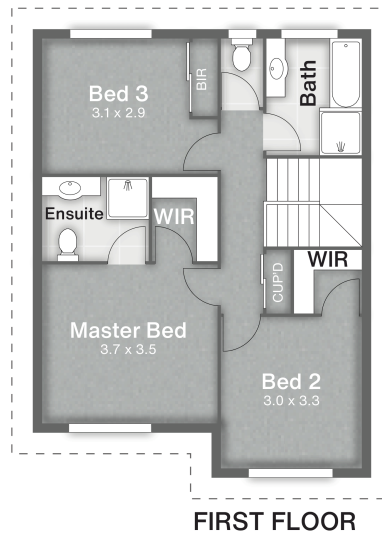
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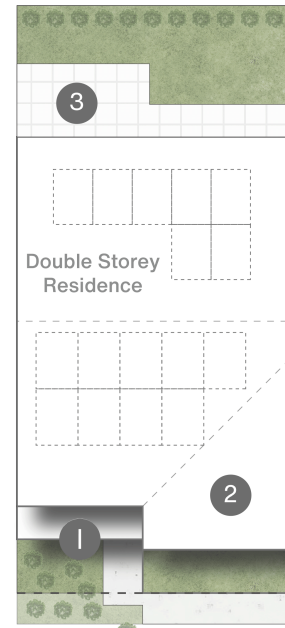
- 1 Porch
- 2 Garage
- 3 Patio



GROUND FLOOR



FIRST FLOOR



Eduard Place



Townhouse 51/9 Eduard Place CALAMVALE

3 | 2 | 1 | 154m² | 134m²

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.