



53/9 Eduard Place, Calamvale




SOLD BY THE GILLESPIE TEAM

Light, white and bright across its two air-conditioned levels, this stylish 3-bedroom townhouse has a fully fenced grassy courtyard all to itself, plus year-round access to a fabulous complex pool and shady picnic area - all for the low Body Corporate cost of around \$62/week.

Highlights:

- Prize corner position within the complex, a contemporary facade & neat front garden
- Tiled combined living/dining with AC, chic kitchen with dishwasher, electric cooker, pantry
- Hybrid-timber floors in the beds, master with a WIR & ensuite, all with AC & fans
- Full bathroom with shower & tub upstairs + a powder room below, secure single garage
- Handy shortcuts to walk to Beaudesert Rd bus stops, parks, ALDI & Calamvale Marketplace

There's a lot of love on show as you slowly wind your way through this excellent complex, with pride taken in the gardens and the fenced swimming pool offering a tempting respite through summer. Thankfully, number 53 is well-prepared for any weather with split system AC in the downstairs tiled living/dining hub as well as each of the 3 bedrooms, all with chic timber-look flooring and fans too.

3  2  1 

FOR SALE
UNDER CONTRACT

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

With a pretty picture window outlook over the front garden and a screened slider onto an open-air patio space and the lawned courtyard, the lower level is lovely and light - and can be easily ventilated naturally without any nasty bugs to contend with!

Whether you're eating inside or out, catering will be a cinch from this kitchen. It boasts a large pantry, a clear-topped breakfast bar, dishwasher, electric cooker and patterned splashback tiling up to the rangehood to contrast against the otherwise crisp white cabinetry.

The bedrooms are well serviced by a full bathroom with both a shower and tub, the master enjoying the luxury of its own ensuite as well as a WIR. There's also a handy downstairs powder room.

Rounding out this offering is a secure single garage and handy side access to the backyard, should you want to explore getting the relevant approvals to add some sort of cover over the patio area.

The fact you can walk to most places, parks, local supermarkets and buses - even Stretton College is only 20-minutes on foot, driving will be optional at times. But if you seek bigger retail and dining precincts, it's less than a 10-minute drive to Calamvale Central/SBH Shoppingtown and even less to jump onto the Logan Motorway!

For looks and a lifestyle this good, for such a modest BC commitment, this place won't be beaten.

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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 | B3NHF4R |
| Property Type | Townhouse |
| Land Area | 134 m2 |
| Including | Air Conditioning |
| | Toilets (3) |
| | Pool |
| | Courtyard |
| | Balcony |
| | Dishwasher |
| | Built-in-Robes |
| | Secure Parking |
| | Fully Fenced |
| | Remote Garage |

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

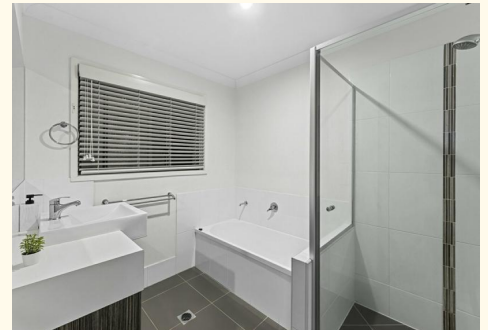
Antony Calderoni 0421213347

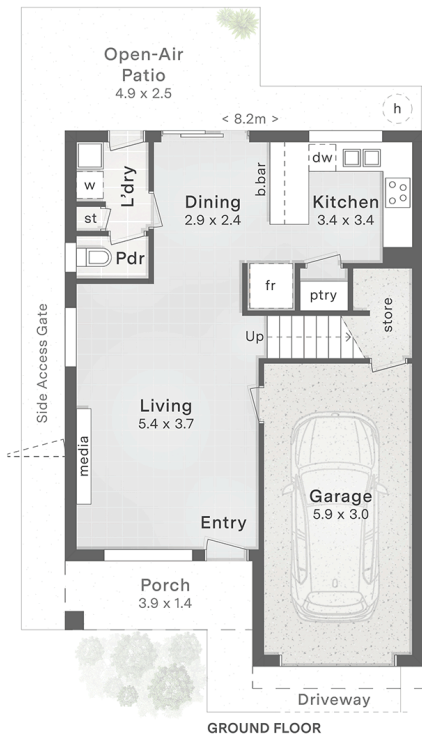
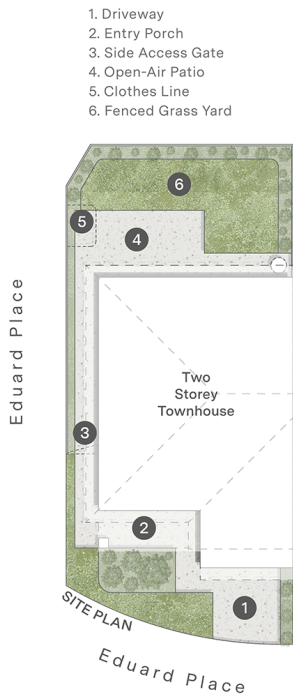
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Calamvale Pines 53/9 Eduard Place Calamvale

Internal 134m² | Patio & Porch 21m²



→ 3 Bed → 2 Bath + Powder → 1 Car

Total 155m²

Property Partners

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