

## Calamvale, 58/50 Perkins Street

SOLD BY GARY LIU

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If you want to cool off this summer with a dip in a pool you don't have to maintain yourself, inspect this well-presented 3-bedroom townhouse in Viva Calamvale estate ASAP.

### Highlights:

- Ceiling fans in all bedrooms + A/C units in master and living/dining
- Carpet up the staircase and in all beds, master with ensuite & WIR, others with BIRs
- Tiled open-plan living/dining area off a kitchen with electric mod cons inc dishwasher
- Spacious showers in ensuite + main bathroom upstairs, handy powder room below
- Valuable parking for 2 with a covered carport next to a secure single garage

Vacant and ready to welcome its next owner occupiers or tenants, this property offers an easycare living solution with a fully tiled lower floor, carpet across the upstairs bedrooms, and a no-mow courtyard you could soften by addine a self-watering pot plant or two.

**For Sale**  
Please Call

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**LJ Hooker Property Partners**  
07 3344 0288

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Downstairs, A/C keeps things cool or cosy in a combined living/dining room that runs from the front entrance out to a covered entertaining patio. The kitchen sits to one side and is well-sized and appointed for a 3-bedroom townhouse offering generous storage and benchspace, a full suite of electric appliances, including a dishwasher, and recesses for a microwave and double door fridge.

The dining end side has full height windows flanking a screened slider onto the alfresco patio and courtyard. This set-up bathes the interior in natural light and provides the option to let in fly-free breezes if you don't want to crank up the A/C.

Upstairs, 2 bedrooms have ceiling fans and built-in robes, while the larger master boasts its own A/C, a walk-in wardrobe and an ensuite with a shower. The main bathroom is a carbon copy of this one, and there's a downstairs powder room to minimise trips up and down the stairs!

This well-presented complex comes with a fabulous swimming pool that's been partially sail-shaded to provide protection through summer's peak. If you're hosting larger gatherings, move the party from your place poolside, where there's a fully covered BBQ area with a picnic table.

From here, it's only a 4 minute stroll to bus stops along Beaudesert Road to get about town, and 11 to Calamvale Community College. There are small playgrounds nearby but a 5-minute drive will land you at the better-equipped Calamvale District Park with its open fields and offleash dog area. Calamvale Marketplace is also only 5-minutes by car, while 7 will get you to Calamvale Central.

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## More About this Property

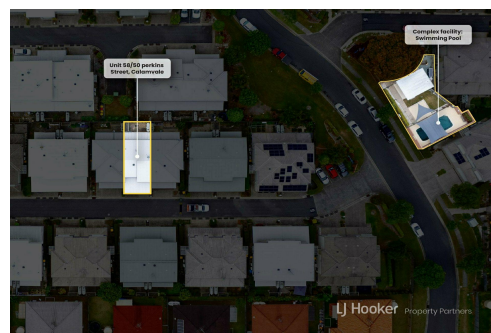
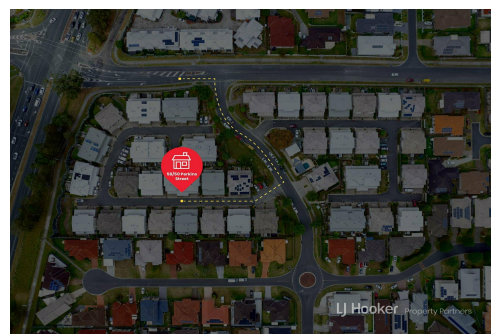
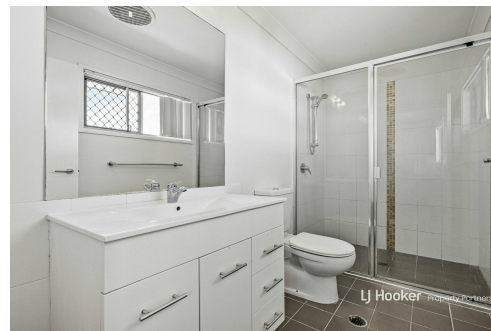
<b>Property ID</b>	B2B4F4R
<b>Property Type</b>	Townhouse
<b>House Size</b>	163 m <sup>2</sup>
<b>Land Area</b>	171 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (3) Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank

**Gary Liu 0450 996 993**

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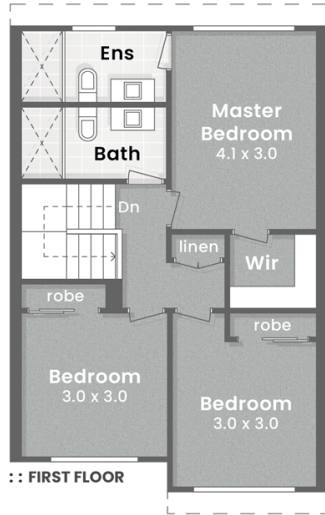
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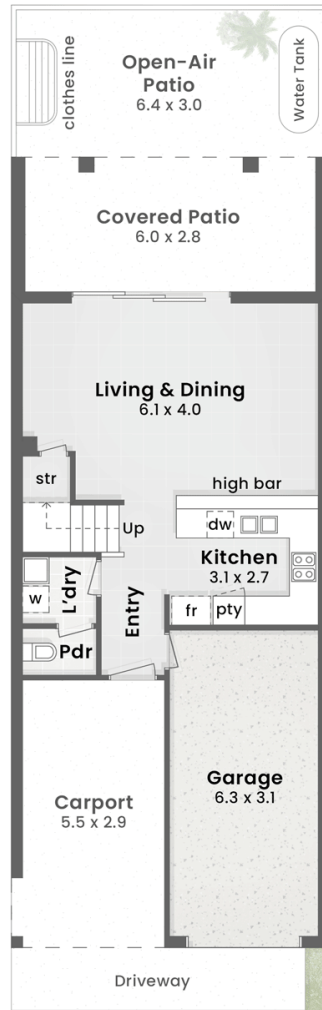
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:: FIRST FLOOR



:: GROUND FLOOR

**LEGEND**

- 1. Carport | 2. Entry
- 3. Covered Patio | 4. Clothes Line
- 5. Open-Air Patio | 6. Water Tank



:: SITE PLAN

DRIVEWAY ACCESS TO PERKINS STREET

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VIVA CALAMVALE | 58/50 Perkins Street

**CALAMVALE**

Internal 128m<sup>2</sup> | Covered Patio 18m<sup>2</sup> | Carport 17m<sup>2</sup>

**Total 163m<sup>2</sup>**

3 Bed

2 Bath + Powder

2 Car

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