



Calamvale, 7/85 Menser Street

SOLD BY THE GILLESPIE TEAM

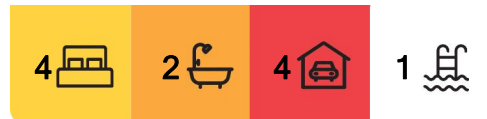
Discover refined, contemporary living in this near-new, impeccably maintained townhouse nestled within Calamvale's desirable 52 Highgrove complex with ultra-low body corporate fees. This exceptional property boasts a well-designed layout with four spacious bedrooms, sleek modern finishes, and access to resort-style amenities that make every day feel like a holiday.

Property Features at a Glance:

- Near-new 4-bedroom townhouse: Immaculately presented with stylish design and flawless modern finishes throughout.
- Spacious master suite: A true retreat with a private ensuite and generous walk-in robe for added luxury.
- Ceiling fans throughout and split system air conditioning in master and downstairs: Comfortably climate-controlled for year-round enjoyment.
- Outdoor entertaining with landscaped garden: Perfect for alfresco dining and gatherings



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For Sale
Please Call

View
ljhooker.com.au/B2JNF4R

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LJ Hooker Property Partners
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in a private, spacious, secure backyard.

- Resort-style pool in complex: Relax and unwind with access to a sparkling in-ground pool within this well-maintained complex.

Step inside to a spacious, airy interior where every detail has been thoughtfully considered. The ground floor offers a generous open-plan layout, with the modern kitchen flowing seamlessly into the living and dining areas--perfect for entertaining. The kitchen boasts high-quality appliances, ample bench space, a large window overlooking the backyard, and a sleek, minimalist aesthetic.

Upstairs, you'll find four well-appointed bedrooms, including a luxurious master suite with an ensuite and walk-in robe. Ceiling fans throughout and split system air conditioning downstairs and in the master suite ensure comfort year-round, while strategically placed skylights in the bathroom and hallway illuminate the home with a welcoming glow.

Step outside to your own private sanctuary: a larger-than-average backyard, landscaped for easy maintenance and perfect for outdoor gatherings. The undercover alfresco area provides an ideal spot for barbecues, while the gated backyard offers privacy and space rarely found in townhouse living.

Located in a serene part of Calamvale yet close to amenities, this townhouse offers the best of both worlds--peaceful living with the convenience of nearby shopping, parks, and transport links, including:

- 600 m to Calamvale Community College: Easy walking distance for families with school-aged children.
- 1.2 km to Calamvale Marketplace: Your one-stop destination for groceries, dining, and daily essentials.
- 1.5 km to Sunnybank Hills Shoppingtown: Enjoy a wide range of retail stores, cafes, and entertainment options nearby.
- 1.7 km to Gowan Road Park: A beautiful green space for outdoor activities, play, and relaxation.
- 400 m to Nearest Bus Stop: Convenient access to public transport for an easy commute to surrounding areas.

Additional Features:

- Air conditioning downstairs and in master, ceiling fans throughout
- Skylights in bathroom and hallway for enhanced natural light
- Broadband-ready, perfect for work-from-home lifestyles
- Beautifully maintained outdoor area with gardens and lawn
- Secure double garage plus extra parking for two vehicles on driveway

With summer and the holiday season around the corner, the large in-ground pool within this beautifully maintained complex offers the perfect spot to unwind and entertain. Enjoy a touch of resort-style living right at your doorstep, without any of the maintenance--an ideal retreat for warm, sunny days and festive gatherings.

This pristine, low-maintenance townhouse is ready for you to move in and start enjoying the lifestyle you deserve. Contact Karl Gillespie or Bailey Atherton today to arrange a viewing and experience the elegance and convenience of 7/85 Menser St, Calamvale.



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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 About this Property

Property ID	B2JNF4R
Property Type	Townhouse
Land Area	169 m ²
Including	Air Conditioning Toilets (3) Pool Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

Karl Gillespie 0411 599 850

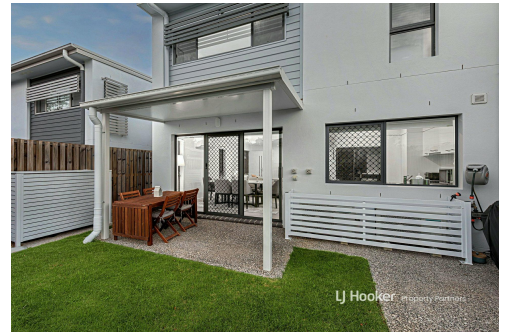
Partner & Agent/Independent Contractor | karlgillespie@ljhpp.com.au

Bailey Atherton 0410 724 362

Co-Agent to Karl Gillespie | baileyatherton@ljhpp.com.au

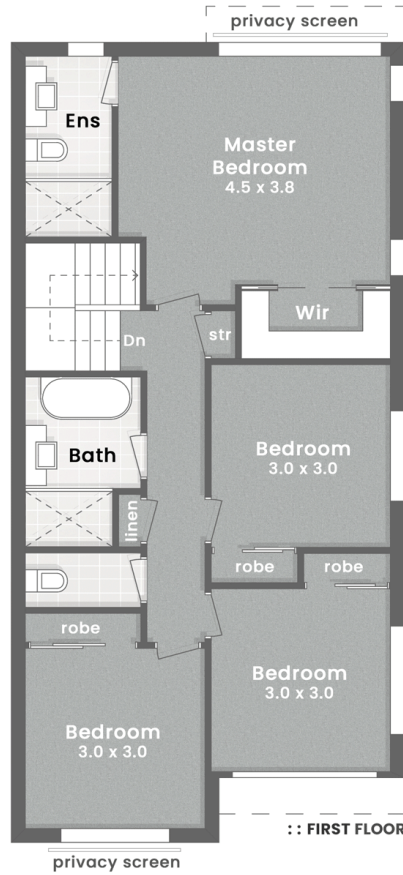
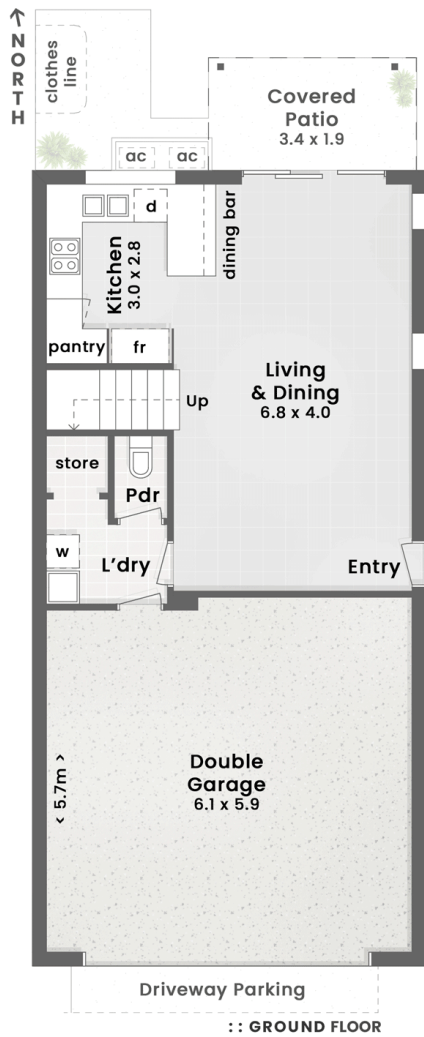
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MENSER RESIDENCES | 7/52 Highgrove Street

CALAMVALE

🛏️ 4 Bed
🚿 2 Bath + Powder
🚗 2 Car + Off-Street

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Internal 163m² | Patio 6m² | **Total 169m²**