







73/11 Butler Crescent, Calamvale

Effortless Everyday Living with Low Body Corp

Holding a coveted street-frontage position within one of Calamvale's best-kept complexes, this south facing townhouse pairs genuine family proportions with running costs that actually make sense, an easy fit for first home buyers, young families, and investors chasing a low-fuss asset.

At a glance:

- Street-frontage position within a sought-after, well-maintained complex of eighty townhouses, low body corporate of approximately $69 per week
- Air-conditioned open plan living and dining on porcelain tiling, powder room downstairs
- Stone-topped kitchen with premium European appliances and generous cabinetry
- 3 Generous bedrooms including master with walk-in robe, ensuite, and balcony
- Private, fully fenced courtyard with patio and garden, remote garage plus bonus car space
- Within the Calamvale Community College catchment; Close to shops, schools, entertainment, and transport links

Sitting on the street frontage, this home is a stone's throw to the

3 2 2

FOR SALE
$749,000 +

AGENTS

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AGENCY

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greenery of Calamvale District Park with playgrounds, walking circuits, shaded barbecue shelters, and off-leash dog runs close enough to become part of the weekly routine rather than a weekend outing. Groceries are just as simple, with Calamvale Marketplace, Calamvale Central, and Sunnybank Hills Shoppingtown each a handful of minutes away by car.

Families land inside the sought-after Calamvale Community College catchment, with Saint Stephen's Catholic Primary School and quality early learning centres close by, city-bound bus routes an easy walk from the door, and straightforward access to the motorway network for city or coast-bound runs.

Inside, the ground floor runs long and open across large-format porcelain tiling that keeps the whole level feeling cool and crisp, with split-system air conditioning holding it comfortable through a Queensland summer. The kitchen anchors the space, topped in stone and fitted with premium European appliances, including an electric oven and cooktop, rangehood and dishwasher, alongside cabinetry that swallows far more than you would expect. A powder room down here spares guests the climb upstairs.

Sliding glass doors open straight out to a private, fully fenced courtyard with its own patio and garden beds. It is the right size for a barbecue with friends, a paddling pool in January, or a quiet coffee before the rest of the house wakes up.

The sleeping quarters sit above the living areas, plush carpet underfoot and windows placed to pull in the light. The master leads with a large walk-in robe and its own ensuite, a second bedroom claims a walk-in robe of its own, and the third is fitted with built-in storage. Ceiling fans run through all three, and the family bathroom sits central to them.
A single remote lock-up garage handles the car, with a second space on the driveway for a visitor or a second vehicle. Beyond the gate, residents share an inground pool, and at approximately $69 a week the body corporate keeps that pool, the gardens and the wider complex looking after themselves.

Comfortable, affordable to hold, and built to stay that way. Contact Karl Gillespie or Anthony Calderoni 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	B58TF4R
Property Type	Townhouse
Land Area	135 m2
Including	Air Conditioning
	Toilets (3)
	Pool
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage











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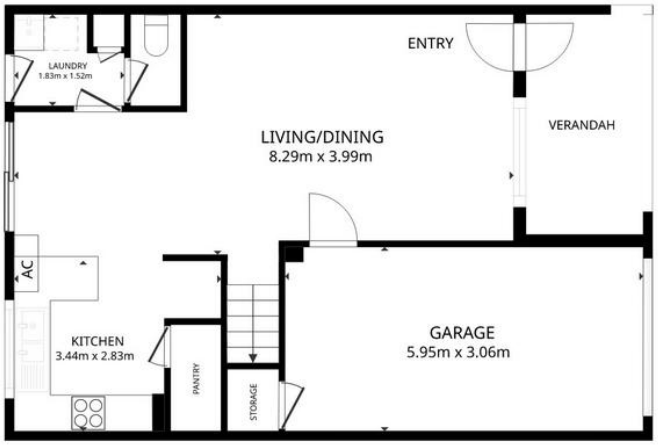
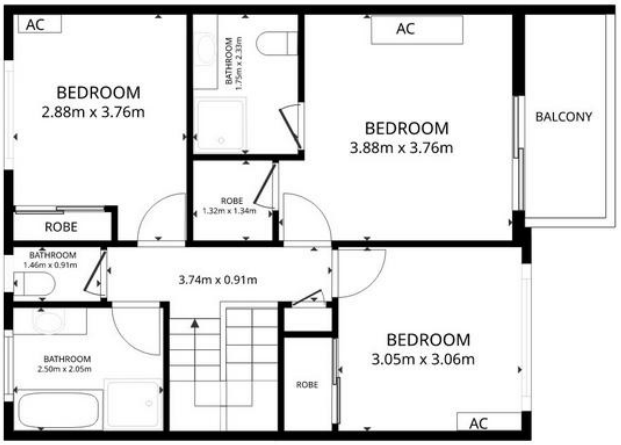


FIRST FLOOR



SECOND FLOOR

PLANS AND LAYOUTS ARE NOT TO SCALE; DIMENSIONS ARE INDICATIVE ONLY. DETACHED STRUCTURES MAY NOT BE I N POSITION. INTERESTED PA RTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES.

Matterport

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