



75/11 Butler Crescent, Calamvale

Parkside Living in a Stylish Move-In Ready Townhouse

Auction Location: Onsite and online via Realtair

Perfectly positioned in a family-friendly, residential suburb known for its multicultural community and growing population, this south facing townhouse checks all the boxes for first home buyers, growing families, and astute investors.

- Modern townhouse in family-friendly suburb, ideal for first home buyers and investors
- Across the road from Calamvale District Park, close to shops, schools, and transport links
- Spacious open plan living and dining, well-appointed kitchen with convenient powder room downstairs
- Master suite with walk-in robes and ensuite, second bedroom with walk-in robe
- Private, low maintenance courtyard plus complex pool at back
- Low body corporate fees
- South facing townhouse

Step into a life where weekend picnics at the sprawling Calamvale District Park are just a walk across the road, offering stellar playgrounds, walking tracks, cycling ways, and a popular dog park for

3  2  1 

AUCTION

Sat 4th Jul @ 10:30AM

VIEW

Sat 20th Jun @ 10:00AM - 10:30AM

AGENTS

Jonas Leong
040 716 6298
jonasleong@ljhpp.com.au

Eugene Cavanagh
0432792299
eugeneavanagh@ljhpp.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

your furry family members. Heading to the shops? Take your pick from Calamvale Marketplace, Calamvale Village, Parkinson Plaza, Calamvale Central or Sunnybank Hills Shoppingtown, all just minutes away.

Within the highly sought-after Calamvale Community College catchment, and just moments from Wisdom College and Calamvale Special School, enjoy stress-free travel with multiple bus routes within easy walking distance and quick, direct access to the Gateway Motorway for city or coast-bound journeys.

Through the doors, the open plan living welcomes you home with sleek, large porcelain tiling that keeps the home feeling cool, crisp, and sophisticated. Air conditioned, bright, and light-filled, it flows naturally into the heart of the home: a kitchen fit for the gourmet chef. Well-appointed with stone countertops, premium European appliances, and an abundance of clever cabinetry, it's a space where preparing meals is an absolute pleasure.

When it's time to unwind or entertain, sliding glass doors bridge the gap between indoor comfort and outdoor leisure. Step out to your private, fully fenced courtyard - a low-maintenance sanctuary perfect for weekend barbecues, casual afternoon drinks with friends, or letting the kids play safely in the fresh air.

Upstairs, the home transitions into a peaceful retreat with plush carpeting and an abundance of natural light streaming through well-placed windows. Three generously proportioned bedrooms offer a comforting escape from the daily hustle. The headlining master suite features a large walk-in robe and ensuite, while another bedroom enjoys its own walk-in robe.

Practicality is woven into every corner of the property, which includes a single remote lock-up garage alongside the highly coveted bonus of an extra car space on the driveway. Beyond your private boundary, the complex offers exclusive access to a sparkling inground pool, providing a resort-style escape just steps from your front door.

Secure a pristine, move-in-ready residence in one of Brisbane southside's most desirable pockets. Contact Jonas Leong or Eugene Cavanagh today.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

MORE DETAILS

Property ID B4VHF4R
Property Type Townhouse
Land Area 132 m2
Including Ensuite
Air Conditioning
Toilets (2)
Pool
Dishwasher
Built-in-Robes
Remote Garage

Jonas Leong 040 716 6298

Agent with Benjamin Leong | jonasleong@ljhpp.com.au

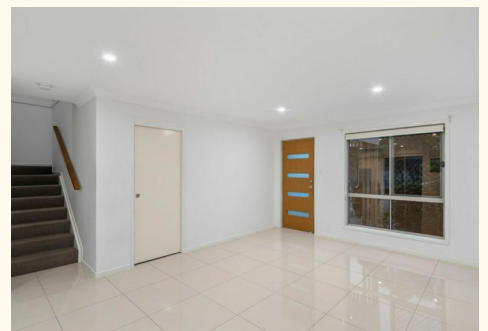
Eugene Cavanagh 0432792299

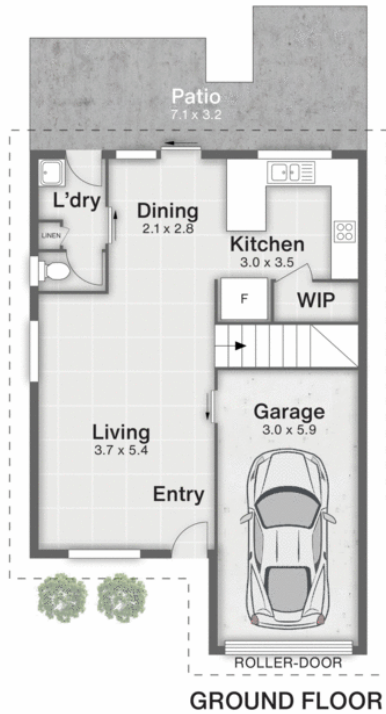
Sales Agent | eugenecavanagh@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

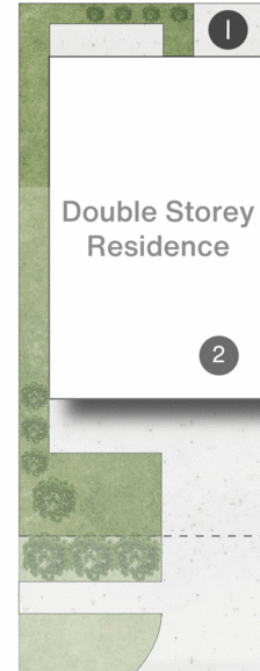
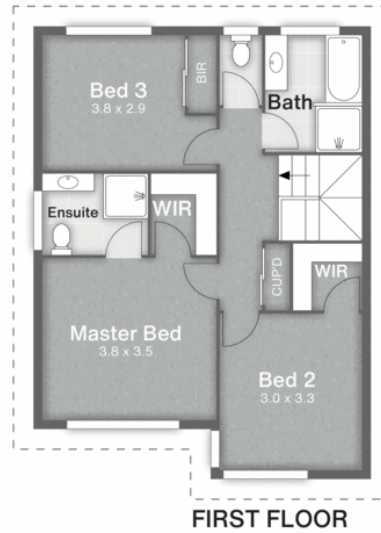
25 Pinelands Road, SUNNYBANK HILLS QLD 4109

propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au





- 1 Patio
- 2 Garage



75/11 Butler Crescent CALAMVALE

3 | 2 | 1 | 128m² | 132m²

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.

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker