



75/11 Butler Crescent, Calamvale

SOLD BY JONAS LEONG & EUGENE CAVANAGH

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

FOR SALE
Under Contract

VIEW
By Appointment

AGENTS

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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.



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. Investor calls it quit and this must be sold on or before Auction Day! Contact Jonas Leong or Eugene Cavanagh today.

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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

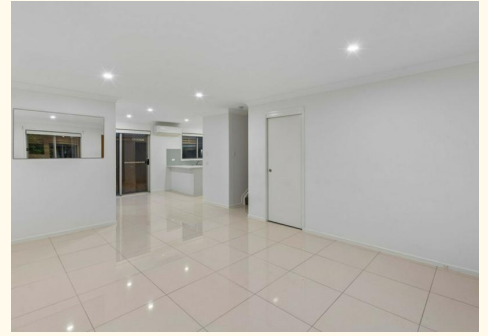
Eugene Cavanagh 0432792299

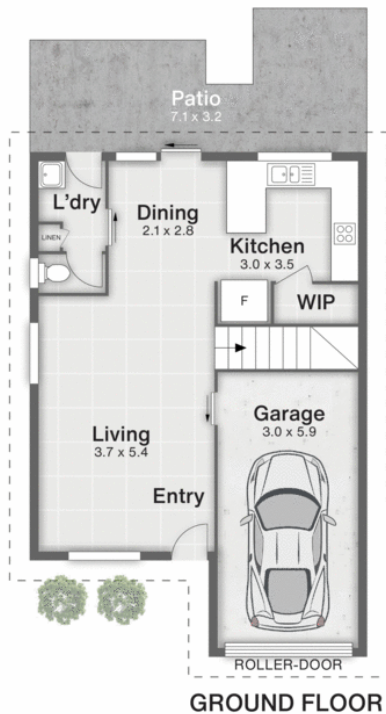
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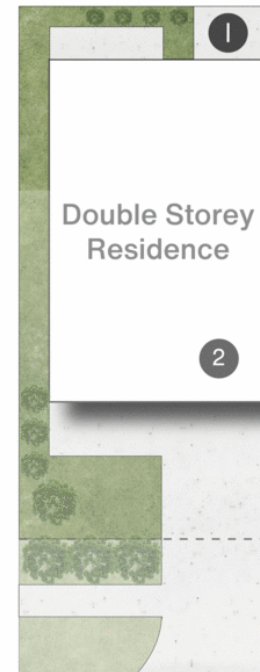
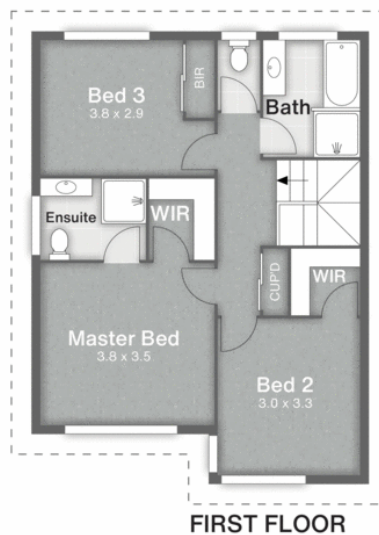
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- 1 Patio
- 2 Garage



Ormskirk Street



75/11 Butler Crescent **CALAMVALE**

3 | 2 | 1 | 128m² | 132m²

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
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