



82/85 Nottingham Road, Calamvale




## End-Unit with Side-By-Side Double Garage & Close proximity to Shops

Tucked within one of Calamvale's most beautifully maintained lifestyle communities, this stylish and low-maintenance townhouse offers far more than just a place to live - it's an opportunity to enjoy a connected, relaxed, and incredibly convenient way of life. With access to resort-inspired amenities including pools, tennis court, gym, parklands, walking paths and entertaining spaces, every day here feels like a holiday at home.

### Top 5 Features at a Glance:

1. Beautiful complex with pools, tennis court, gym, parklands & BBQ facilities.
2. Undercover patio with private fully fenced easy-care courtyard.
3. Spacious master with walk-through robe, ensuite & air-conditioning.
4. Stylish kitchen with stone benchtops, quality appliances & bench space.
5. Side-by-side double garage, plus air-con & ceiling fans throughout.

This immaculately presented townhouse combines spacious interiors, seamless indoor-outdoor flow, and a private easy-care yard - all within

3  2  2 

**FOR SALE**  
MUST BE SOLD

### VIEW

Sat 6th Jun @ 11:30AM - 12:00PM

### AGENTS

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### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

moments of schools, shopping, childcare and major transport links. Whether you're a first-home buyer, downsizer, investor, or young family, this is the kind of property that effortlessly adapts to your lifestyle.

Inside, the spacious tiled living and dining areas provide durability and easy upkeep, while sliding doors invite natural light inside and open directly onto the patio. The seamless transition between indoor and outdoor living makes entertaining feel effortless, whether hosting weekend BBQs or simply unwinding with a quiet evening outdoors.

The well-appointed kitchen offers both style and functionality. Featuring sleek stone benchtops, quality appliances, ample cabinetry, a generous breakfast bar, and excellent preparation space, it's a practical hub for busy households. Large windows allow plenty of natural light while maintaining connection to the living spaces and backyard.

Upstairs, three well-sized bedrooms offer peaceful accommodation. The generous master suite feels especially inviting, complete with air-conditioning, ceiling fan, walk-through robe, and private ensuite. The additional bedrooms feature built-in robes and ceiling fans, while the main bathroom includes a full-sized bathtub - ideal for growing families or guests. A convenient downstairs powder room adds further practicality to the layout.

Outside, the private fully fenced yard offers the perfect balance of space and low-maintenance living. The covered patio creates a cosy outdoor retreat for morning coffees, family dinners, or relaxed afternoons in the fresh air, while the grassed yard provides room for children or pets to enjoy.

What truly sets this property apart is the exceptional lifestyle offered by the complex itself. Residents enjoy access to beautifully landscaped grounds, multiple swimming pools, BBQ entertaining areas, community parklands, a tennis court, gym facilities, walking paths, and recreational spaces that create a welcoming neighbourhood feel rarely found in townhouse living. It's a setting designed for connection, relaxation, and everyday enjoyment.

Convenience is equally outstanding, with an enviable position close to everything families need. You're just an 8-minute walk to Woolworths and Calamvale shopping precinct, only minutes from Parkinson Duck Pond and parklands, and approximately 4 minutes to Calamvale Community College. C&K Kindy, childcare centres, Stretton College, St Stephen's School, Wisdom College, public transport options, and major motorway access are all within easy reach - making daily life exceptionally convenient.

Offering comfort, lifestyle, and community in equal measure, this is an outstanding opportunity to secure a beautifully maintained home in one of Calamvale's most desirable lifestyle complexes.

Contact Anthony Calderoni and Bailey Atherton today to arrange your inspection.

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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 B4T7F4R  
Property Type Townhouse  
Land Area 159 m2  
Including Air Conditioning  
Toilets (3)  
Pool  
Tennis Court  
Courtyard  
Gym  
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](mailto:karlgillespie@ljhpp.com.au)

**Anthony Calderoni 0421213347**

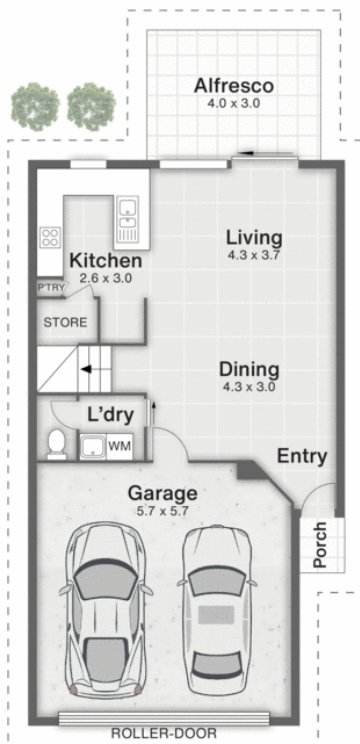
Sales Associate | [anthonycalderoni@ljhpp.com.au](mailto:anthonycalderoni@ljhpp.com.au)

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GROUND FLOOR



FIRST FLOOR

- 1 Porch
- 2 Garage
- 3 Alfresco



Double Storey Residence

Unit 82



82/85 Nottingham Road CALAMVALE

3 | 2.5 | 2 | 143m<sup>2</sup> | 150m<sup>2</sup>

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.