



82/9 Eduard Place, Calamvale

3 2 2

SOLD BY THE GILLESPIE TEAM

Set within a well-kept complex, within the prestigious Stretton State College catchment and complete with a sparkling pool, this three-bedroom townhouse offers a seamless blend of comfort, privacy, and convenience. With generous interiors, a sunlit courtyard, and low-maintenance living, it's the perfect choice for families, professionals, or investors seeking lifestyle and value.

Top 5 Features at a Glance:

1. Master suite with ensuite and walk-in robe, plus freshly painted throughout.
2. Well-maintained complex with pool & low body corp fees (approx. \$62/week).
3. Open-air courtyard framed by easy-care gardens.
4. Modern kitchen with electric cooktop, dishwasher & pantry.
5. Split-system air-conditioning downstairs and ducted air-conditioning upstairs, plus 6.6 kW solar system.

Prepare to feel the ease of townhouse living, where open-plan design meets thoughtful touches, including fresh paint throughout. The light-filled living and dining area forms the social heart of the home, tiled for durability and flowing naturally onto the private courtyard. With its neutral palette and ample windows, this inviting space makes everyday living and entertaining effortless.

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Property Partners
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Interested parties must rely solely on their own enquiries.

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The well-appointed kitchen is fully equipped with an electric cooktop, rangehood, dishwasher, and a large pantry for extra storage. Whether preparing weeknight dinners or hosting friends, this practical layout ensures the cook is always part of the conversation, with stone benchtops and a generous breakfast counter.

Sliding doors open to a quaint courtyard, perfect for barbecues, quiet relaxation, or low-key entertaining. Framed by low-maintenance gardens, it's a private outdoor retreat designed for those who want space without the upkeep.

Upstairs, three carpeted bedrooms provide comfort and separation. The master suite is a true highlight, offering an ensuite and walk-thru robe for daily convenience. Two additional bedrooms with built-in storage share a well-sized main bathroom, while a handy extra powder room downstairs caters to guests.

Additional features include a 6.6 kW solar system, ceiling fans in two rooms, split-system air-conditioning downstairs and ducted air-conditioning upstairs, for year-round comfort. The property also includes security screens, a double-garage, and the peace of mind that comes with a well-kept, gated-style complex.

Beyond your front door, the complex itself delivers an enviable lifestyle with a sparkling in-ground pool - a welcome escape on warm Queensland days. Body corporate fees remain attractively low at approximately \$62 per week, making this an appealing option for investors and owner-occupiers alike.

Location is another standout. From here, it's just a 10-minute walk to Calamvale Marketplace, placing everyday shopping and dining within easy reach. Public transport and major arterials like M1, M2 and M6 are also nearby, with buses just steps away, providing quick links across the city. Families and professionals alike will appreciate the balance of lifestyle, convenience, and community on offer.

With its spacious proportions, private courtyard, and resort-style amenities, this property is more than just a townhouse -- it's a lifestyle choice. Move straight in, rent out, or simply enjoy the ease of low-maintenance living in one of Calamvale's most accessible pockets.

Don't miss this opportunity to secure a quality home in a sought-after location. Contact Karl Gillespie and Anthony Calderoni 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 B3GRF4R
Property Type Townhouse
Land Area 153 m2
Including Air Conditioning
Toilets (3)
Pool
Courtyard
Balcony
Dishwasher
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage

Karl Gillespie 0411 599 850

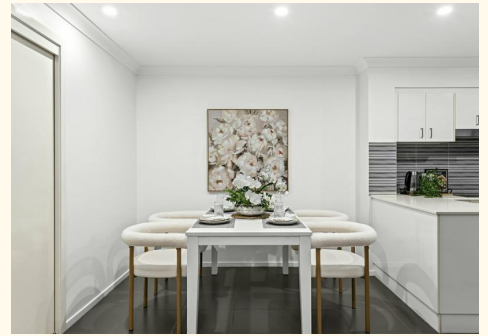
Partner & Agent/Independent Contractor | karlgillespie@ljhpp.com.au

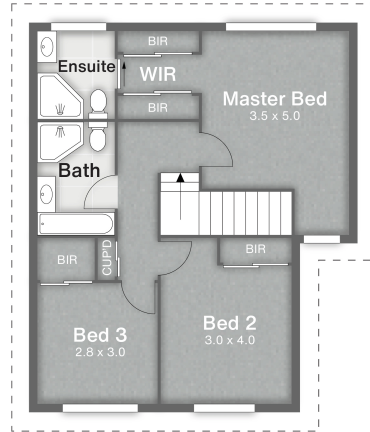
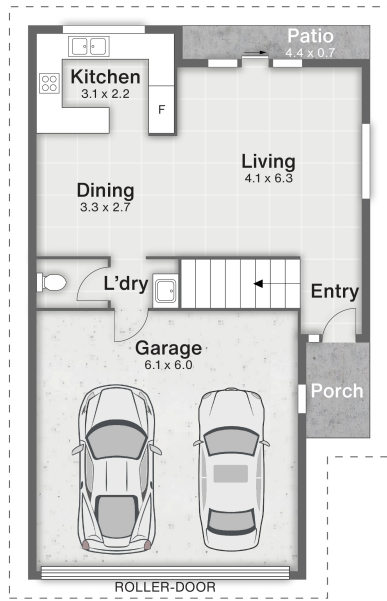
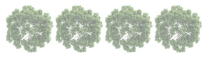
Anthony Calderoni 0421213347

Sales Associate | anthonycalderoni@ljhpp.com.au

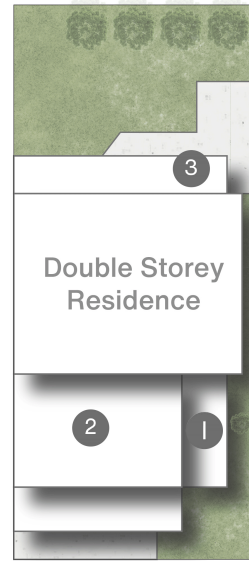
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- 1 Porch
- 2 Garage
- 3 Patio



Eduard Place



82/9 Eduard Place CALAMVALE

3 | 2 | 2 | 149m²

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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.

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