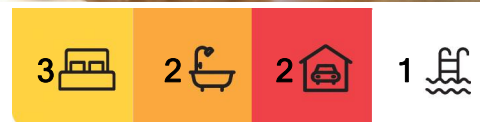


## Calamvale, 84/36 Benhiam Street

SOLD BY THE GILLESPIE TEAM



Tucked away in a serene corner of Calamvale, this classic, rendered townhouse offers an unmatched blend of modern style, space, and convenience. Boasting three generous bedrooms with brand new carpets, this immaculate home has been designed with family living in mind. A bright, airy layout is complemented by an air-conditioned lounge, while a spacious central kitchen comes complete with a dishwasher. The crowning feature of this property is its expansive yard--larger than most in the complex--making it ideal for families with young children. Nestled within a secure gated complex, you'll enjoy access to a suite of leisure amenities, including a pool, tennis court, squash court, gym, and children's playground. Positioned in a peaceful corner right next to scenic parklands, this is a home that effortlessly combines relaxation with active, community-oriented living.

### Top Features:

- Three-bedroom townhouse with brand new carpets throughout



**Disclaimer:** 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.

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B2DEF4R](http://ljhooker.com.au/B2DEF4R)

**Contact**  
**Karl Gillespie**  
0411 599 850  
karlgillespie@ljhpp.com.au  
**Bailey Atherton**  
0410 724 362  
baileyatherton@ljhpp.com.au

**LJ Hooker Property Partners**  
07 3344 0288

- Spacious and bright layout with air-conditioned lounge and generous kitchen
- Larger yard than other townhouses in the complex, with patio ideal for family activities
- Secure gated complex with pool, tennis court, squash court, gym, playground, and more
- Peacefully positioned in a secluded corner of the complex next to parklands

Living here means being immersed in the best of Calamvale's family-oriented lifestyle. You're just a short walk from parks, buses, and shopping centres, as well as quality childcare facilities. With the local school only a quick drive away, your family can settle into this peaceful, vibrant neighbourhood with ease. From weekend strolls to the park to daily convenience at nearby shopping precincts, everything is just moments from your doorstep.

- 1 km to Peden Court Park
- 1 km to bus stop
- 1.4 km to Calamvale Central
- 1.6 km to Goodstart Early Learning Calamvale
- 1.6 km to Sunnybank Hills Shoppingtown
- 1.7 km to Calamvale Shopping Centre
- 2.1 km to Calamvale Community College

Situated within the sought-after Taraville complex, this rendered townhouse is designed for low-maintenance, leisurely living. The Mediterranean aesthetic of the complex, complete with terracotta roof tiles and beautifully maintained gardens, sets the tone for a relaxed lifestyle. The townhouse comes with its own double tandem garage offering ample storage, including a large under-stairs area--perfect for those who value organisation and convenience.

The gated complex entrance ensures peace of mind, while the numerous on-site facilities, such as the sparkling pool, tennis and squash courts, gym, and children's playground, elevate your everyday living experience.

Step through the elegant timber door, featuring stunning leadlight panels, and into the tiled lounge where two air conditioners keep the space cool and comfortable all year round. The room is bathed in natural light during the day, thanks to its large windows, and illuminated by modern downlights at night, creating an inviting atmosphere.

Beyond, the central kitchen with its high dining bar offers an intimate space for family meals or entertaining friends. The adjoining dining area, also tiled, is perfect for hosting cosy dinner parties.

At the heart of this abode is the kitchen. Boasting an abundance of bench space, ample cabinetry, and quality electric appliances, it provides everything a home chef could need to prepare delicious meals. The inclusion of a dishwasher only adds to the convenience.

Head outside to the cosy patio, an ideal spot for alfresco dining or morning coffees no matter the season. Overlooking one of the largest backyards in the complex, this space is perfect for families with children who need space to run and play in safety. Fully fenced, the backyard ensures privacy while offering endless possibilities for outdoor fun.

Upstairs, you'll find three generously sized, newly carpeted bedrooms, each with built-in sliding robes. The master suite is a highlight, with its own ensuite and private balcony,



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offering a peaceful retreat at the end of the day.

A contemporary shared bathroom, complete with a bathtub and separate shower, ensures the whole family is catered for, while a handy powder room opposite the internal laundry downstairs adds convenience for guests.

This townhouse truly is the perfect combo of style, space, and convenience. Don't miss the opportunity to secure your family's dream home in one of Calamvale's most sought-after complexes. Contact Karl Gillespie or Bailey Atherton today to find out more!

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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 About this Property

<b>Property ID</b>	B2DEF4R
<b>Property Type</b>	Townhouse
<b>Land Area</b>	143 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (3) Pool Tennis Court Courtyard Balcony 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)

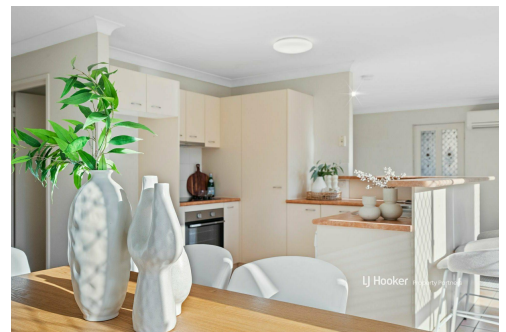
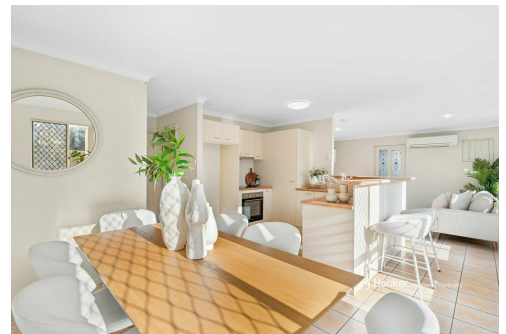
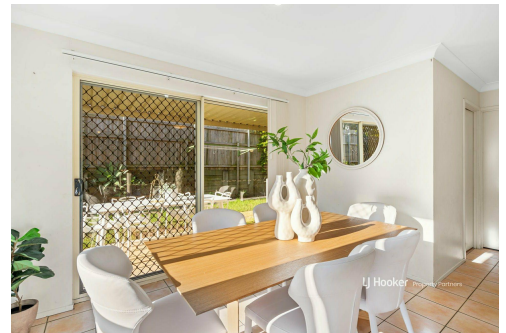
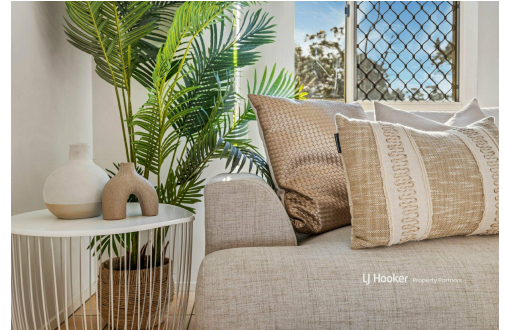
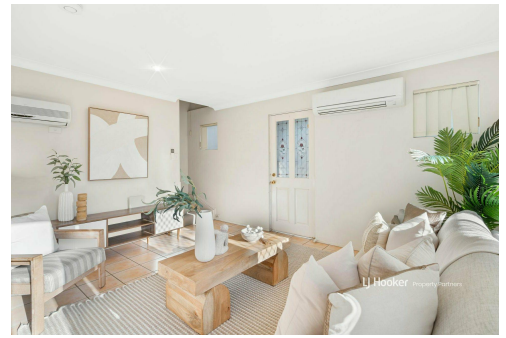
### Bailey Atherton 0410 724 362

Co-Agent to Karl Gillespie | [baileyatherton@ljhpp.com.au](mailto:baileyatherton@ljhpp.com.au)

### LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109

[propertypartners.ljhooker.com.au](http://propertypartners.ljhooker.com.au) | [sunnybankhills@ljhpp.com.au](mailto:sunnybankhills@ljhpp.com.au)



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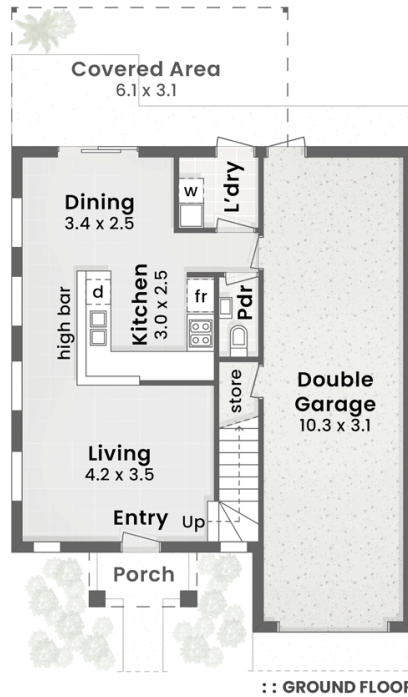
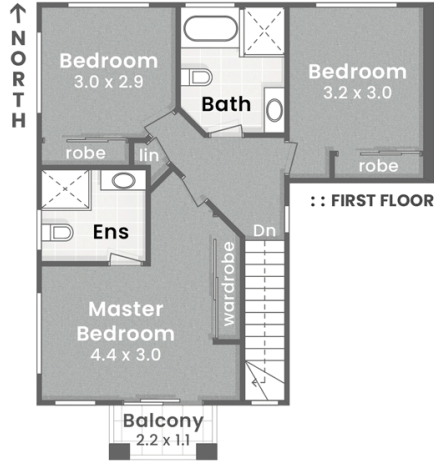
TARAVILLE  
84/36  
Benhiam Street  
**CALAMVALE**

-  3 Bed
-  2 Bath + Powder
-  2 Car

Internal 143m<sup>2</sup>  
Covered Externals 24m<sup>2</sup>  
Total 167m<sup>2</sup>

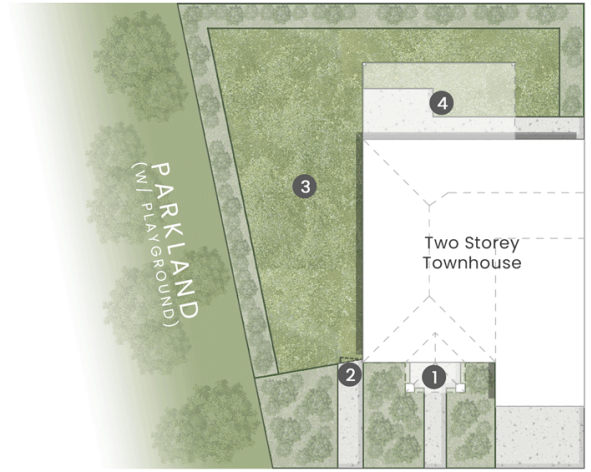
**pdc.**

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**LEGEND**

- 1. Entry Porch | 2. Side Access Gate
- 3. Fenced Yard | 4. Covered Area



DRIVEWAY ACCESS TO  
BENHIAM STREET