

Calamvale, 86/85 Nottingham Road

SOLD BY THE GILLESPIE TEAM

Introducing a contemporary and trendy sanctuary ideally located at the heart of the upmarket Nottingham Square complex. This spacious, modern three-bedroom townhouse boasts a unique open-plan layout with plenty of extra storage. The sleek contemporary kitchen features stone countertops and a dishwasher, while the master suite offers a large walk-through robe and a trendy ensuite. Enjoy two large outdoor entertainment areas, including an open-air terrace and a separate patio that seamlessly connect to the living areas inside. Perfectly positioned within walking distance to schools, shops, parks, buses, childcare, and more, this property is the epitome of chic, extra spacious living designed for the modern entertainer.

Key Highlights:

- Ideally located at the heart of the upmarket Nottingham Square complex, complete with on-site management, an indulgent pool, and a tennis court.



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/B1XZF4R

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LJ Hooker Property Partners
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- Spacious, modern three-bedroom townhouse with a unique open-plan layout and plenty of extra storage.
- Contemporary kitchen with sleek stone countertops and a dishwasher plus a master suite with a large walk-through robe and trendy ensuite.
- Two large outdoor entertainment areas including an open-air terrace and separate patio.
- Walking distance to school, shops, parks, buses, childcare, and more.

Nestled in a prime location, this townhouse offers incredible walkability, making it perfect for families. A leisurely stroll to buses, childcare, shops, school, and parklands ensures quintessential family-friendly living. Experience the convenience of having everything you need right at your doorstep.

- 200 m to bus stop
- 350 m to Sunkids Calamvale Central
- 550 m to Calamvale Marketplace
- 1.2 km to Calamvale Community College
- 1.7 km to Calamvale District Park

Nottingham Square is an elite and luxurious complex that offers an indulgent, low-maintenance lifestyle. With on-site management ensuring the complex remains flawless and amenities like a pool and tennis court, you'll feel like you're on a permanent holiday. This modern rendered townhouse sits at the heart of the complex with access at either end for extra convenience. One side features a rare double garage complete with added storage and access to the elevated, generous open-air terrace for private entertaining. On the other end, you'll find a fenced-off patio with neat landscaped surrounds for even more alfresco hosting space. This provides pedestrian access to the entry of this spacious home.

Upon entering, you'll find an expansive open-plan tiled lounge and dining area, perfect for entertaining, relaxing, and unwinding with loved ones or guests. Air-conditioned for year-round comfort and neutrally finished for a chic ambiance, it is the ideal family home or couples' retreat. The area flows seamlessly out to both outdoor entertainment areas, making this a fantastic entertainer's dream.

Sitting off the entry is the trendy contemporary kitchen, featuring a quaint dining bar, sleek stone countertops, and quality electric appliances, including a dishwasher. Plenty of cabinetry creates a functional yet stylish culinary space, ready for you to explore your inner chef.

Upstairs, you'll find three large, carpeted bedrooms with ceiling fans. Two boast built-in robes, while the master has a huge walk-through robe and modern ensuite. The master and one of the other bedrooms are also air-conditioned for utmost comfort, while the upper level is completed with the addition of a contemporary shared bathroom.

Additional Features:

- Water tank
- Internal laundry
- Downstairs powder room



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Don't miss this incredible opportunity to secure a stylish, modern townhouse in the heart of Calamvale. Contact Karl Gillespie and Bailey Atherton today to find out more and arrange a private inspection.

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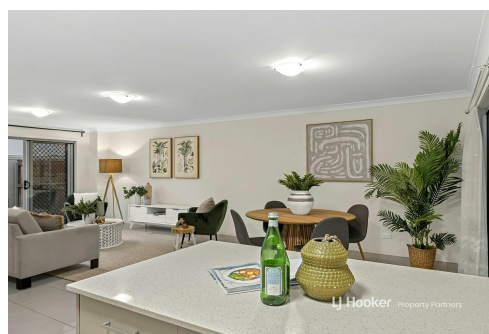
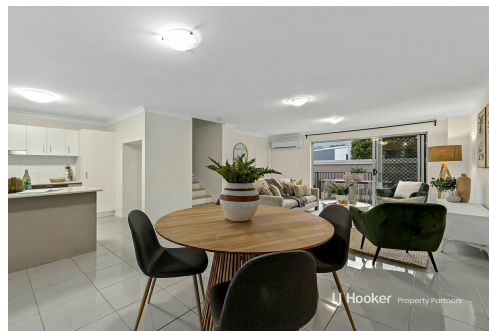
K & Q Investments Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 56 794 753 139/ 21 107 068 020

More About this Property

Property ID	B1XZF4R
Property Type	Townhouse
Including	Air Conditioning Toilets (3) Pool Tennis Court Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Water Tank

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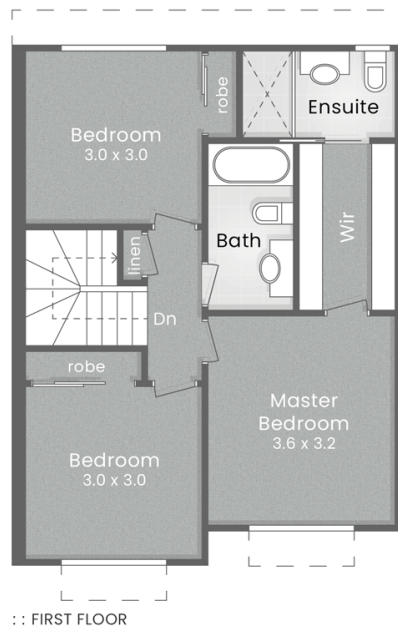
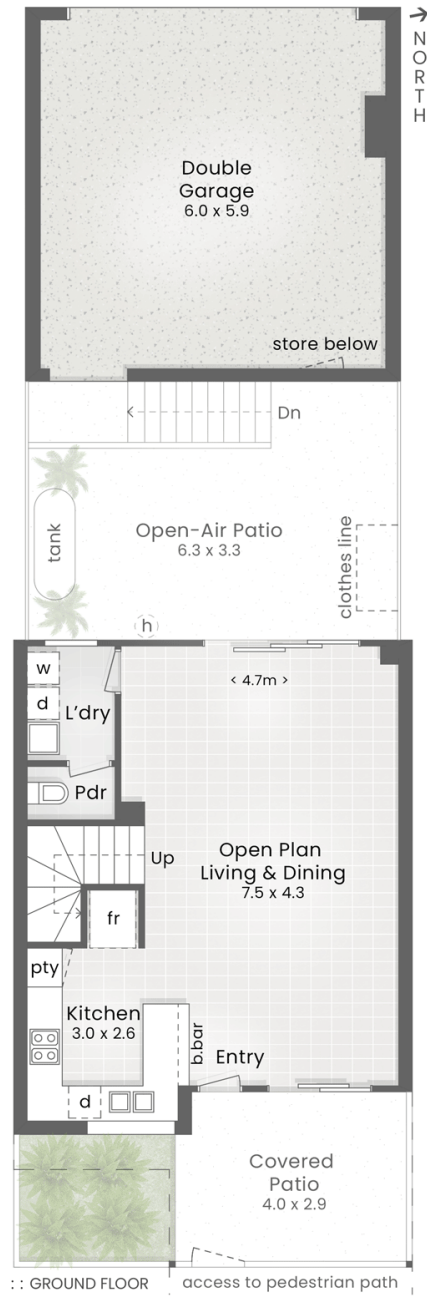
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SHARED DRIVEWAY ACCESS TO
NOTTINGHAM ROAD



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Property Partners

NOTTINGHAM SQUARE
86/85 Nottingham Road
CALAMVALE

3 Bed

2 Bath + Powder

2 Car

Internal 111m²
Patio's 36m²
Double Garage 41m²
Total 188m²

pdc.

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