



**Sold**



9/35 Clarence Street, Calamvale

## SOLD BY THE GILLESPIE TEAM

Between the sleek rendered facade of this modern townhouse and its low-upkeep fenced rear courtyard are 2 levels of modern family-friendly living - bright as a button after a fresh lick of paint and the installation of hybrid timber flooring downstairs and carpet above.

### Highlights:

- Chic kitchen with twin sink, fancy tapware, gas cooker, dishwasher, brekky bar pendant light
- Adjacent open plan living/dining with AC & fan + a second living room & study nook above
- 3 carpeted beds with AC & BIRs, a dual vanity & big shower in the XL master's ensuite
- Upstairs bathroom with shower & tub + a handy powder room along the entry hall
- Double garage with 2.6m ceilings, AC, recessed laundry facilities & house access

Through the spacious combined living/dining area and its adjacent kitchen - a well-equipped culinary hub with all the mod cons and loads of storage and prep space - newly white-washed walls pop against the honey hue of the fashionable timber-look floors. There's a fan and AC in here, big picture windows to capture natural light, and a screened slider to a generously sized fenced courtyard with artificial turf that keeps maintenance to a minimum.

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.

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**FOR SALE**  
UNDER CONTRACT

### AGENTS

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### AGENCY

LJ Hooker Property Partners  
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Newly carpeted to cushion your toes, the upper level comprises a fan-cooled second living room with a study nook and 3 beds, all with their own fans + split system AC and BIRs. The master has double the storage capacity and an ensuite with a twin vanity and extra-large shower enclosure; there's a second bathroom on this floor with a tub and shower, and a powder room below.

From this well-maintained complex you can effortlessly walk to Calamvale District Park (playground, off leash dog area), Calamvale Community College and city-bound buses, while grocery runs at Calamvale Marketplace or the bigger hubs, SBH Shoppingtown and Calamvale Central, are only a short car trip from a double garage that houses laundry facilities too, and has an AC unit of its own.

With good looks and a fantastic location, this townhouse will be snapped up in no time. Act fast!

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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	B3SKF4R
Property Type	Townhouse
Land Area	184 m2
Including	Air Conditioning Toilets (3) Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Water Tank

**Karl Gillespie 0411 599 850**

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