



## Calamvale, 106/2 Diamantina Street

Modern 3 Bedroom Townhouse in Nottingham Square, Calamvale

Discover a relaxed, low-maintenance lifestyle in this modern townhouse, perfectly situated in the highly sought-after "Nottingham Square" complex in Calamvale. Built by AV Jennings and conveniently located just minutes from Brisbane CBD, this property offers resort-style living with an array of amenities at your doorstep.

### Townhouse Features

Lower Level

Open Plan Living:

-Spacious living area with an air conditioning unit for comfort.

Modern Kitchen:

-Stone benchtop

-Stainless-steel appliances

-Induction cooktop, dishwasher, and rangehood



**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.

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**For Sale**  
Please Call

**View**  
[ljhooker.com.au/D9J0B](http://ljhooker.com.au/D9J0B)

**Contact**  
**Jamie Lane**  
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**Donna-Marie Jarden**  
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**LJ Hooker Flagstone**  
1300 352 478

- Ample cupboard space and a dedicated pantry

Additional Details:

- Vertical blinds throughout
- Crimsafe type security on windows and doors
- Separate laundry and toilet
- Courtyard plus separate patio for outdoor enjoyment

Upper Level:

Bedrooms:

- Three spacious bedrooms, each featuring built-in robes and ceiling fans.

Master Bedroom:

- Walk-through robe
- Air conditioning
- Ensuite with modern finishes

Bathrooms:

- Two well-appointed bathrooms

Outside

Courtyard:

- Large, low-maintenance outdoor area.

Additional Features:

- Water tank
- Durable steel frame construction
- Double garage with an electric door
- Set on a 198m<sup>2</sup> block

Complex Facilities

Resort-Style Amenities:

- Two swimming pools
- BBQ area for entertaining
- Private function room
- Fully-equipped gym
- Tennis court

Convenience: Close to schools, shops, public transport, and set in a relaxed, parkside environment with mature trees, beautifully landscaped gardens, and open space.

Don't miss your chance to enjoy a modern, lifestyle-focused home in one of Calamvale's most desirable complexes. Contact us today for more details or to arrange a viewing!

Figures below supplied by the seller

Body Corp fees: \$1,795.00 (over 4 month period)

Rates: \$409.50 per quarter

Water: \$320-\$350 per quarter

Rental appraisal: \$650.00 pw - \$670.00 pw



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## More About this Property

<b>Property ID</b>	D9J0B
<b>Property Type</b>	Unit
<b>Land Area</b>	198 m2

### Jamie Lane 0431 133 314

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### Donna-Marie Jarden 0417 166 915

Director | Principal | Head of Sales | [donna-marie@ljhflagstone.com.au](mailto:donna-marie@ljhflagstone.com.au)

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