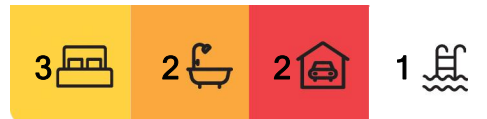


Parkinson, 18/30 Girraween Crescent

SOLD BY BRENDAN DINGLE & RUBY CROWTHER



Discover a stylish sanctuary designed for effortless living in a deluxe, secluded complex boasting low body corporate fees and an indulgent on-site pool. Perfectly positioned as an end townhouse with just one neighbour, this immaculate three-bedroom home offers both privacy and convenience, featuring a handy side pedestrian gate and a rare double automated garage.

Inside, you'll be welcomed by a spacious open-plan design adorned with gleaming tiles, sparkling downlights, and trendy matte-black ceiling fans, all freshly painted just a year ago for a pristine feel. The sleek kitchen is a statement of modern style, with stone countertops, a striking powder blue tinted-glass splashback, and a dishwasher to make daily life a breeze. Retreat upstairs to the generous master suite, complete with a handy study nook, walk-through robe, and contemporary ensuite, making it the perfect haven for busy professionals or growing families.

For Sale
Please Call

View
ljhooker.com.au/B2VDF4R

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LJ Hooker Property Partners
07 3344 0288

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Top Features:

- Exclusive low-maintenance lifestyle in a secluded complex with indulgent on-site pool and low body corporate fees
- Modern three-bedroom townhouse with prime end position, only one neighbour, side pedestrian gate, and rare double automated garage
- Fresh, stylish interiors with gleaming tiles, twinkling downlights, and trendy matte-black ceiling fans, plus recently repainted (one year ago)
- Contemporary kitchen featuring stone countertops, a powder blue tinted-glass splashback, and a dishwasher
- Spacious master suite boasting a study nook, walk-through robe, and a modern ensuite

Nestled in one of Parkinson's most sought-after pockets, this townhouse offers the perfect balance of tranquil suburban charm and everyday convenience. A short stroll takes you to buses, the beautiful Parkinson Duck Pond and Park, local shops, and childcare, ensuring your daily routine is as seamless as possible. Meanwhile, a quick drive gets you to popular shopping centres and schools, allowing you to enjoy everything from weekend outings to essential errands with ease.

- 350 m to bus stop
- 750 m to Parkinson Duck Pond and Park
- 900 m to Calamvale Marketplace
- 900 m to Sunkids Calamvale Central
- 2.6 km to Calamvale Community College
- 4 km to Sunnybank Hills Shoppingtown
- 4.6 km to Calamvale Central

Tucked within a peaceful complex, this modern townhouse offers a low-maintenance yet luxurious lifestyle. The complex itself is beautifully maintained with a resort-style pool, perfect for cooling off in summer. With no neighbour on one side, a handy side pedestrian gate into the rear courtyard, and rare double automatic garage with additional driveway parking, this home is a rare find. Step through the discreet front porch, where freshly painted interiors provide an immediate sense of pristine chic.

Inside, you're greeted by a bright and airy open plan living and dining area, designed to suit both entertaining and everyday relaxation. Featuring gleaming tiles, sparkling downlights, and stylish matte-black ceiling fans, the space exudes a chic yet welcoming ambiance. Plus, with air conditioning keeping things cool, you'll enjoy comfort no matter the season.

A sophisticated kitchen awaits in the corner, complete with lustrous stone countertops, glossy cabinetry, and a sleek powder blue tinted-glass splashback. The breakfast bar is perfect for quick meals or chatting with guests while cooking, while the high-end electric appliances, including a dishwasher, ensure easy meal prep and clean-up.

Sliding doors lead to the expansive, partially covered patio, where alfresco dining and weekend gatherings can be enjoyed year-round. The easy-care fenced courtyard offers a private green escape, complete with lush lawn space for kids or pets. Tall established trees provide a serene backdrop and additional privacy, making this the ultimate low-maintenance outdoor haven.



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Upstairs, three generously sized, carpeted bedrooms offer built-in wardrobes and access to a modern shared bathroom, complete with a bathtub and separate shower. The extra-large master suite is a true highlight, boasting air conditioning, a study nook, a spacious walk-through robe, and a sleek ensuite--creating the perfect personal retreat.

Additional Features for Everyday Ease

- Internal laundry conveniently located downstairs
- Handy powder room for guests

This impeccably maintained townhouse offers modern luxury, convenience, and an enviable lifestyle--all within a beautifully secluded complex. Don't miss your chance to secure this exceptional home. Contact Brendan Dingle or Ruby Crowther today for more details or to arrange an inspection.

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BDD Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
 ABN 47 676 306 264 / 21 107 068 020

More About this Property

Property ID	B2VDF4R
Property Type	Townhouse
Land Area	153 m2
Including	Ensuite Air Conditioning Pool Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

Brendan Dingle 0401 500 412

Agent/Independent Contractor | brendandingle@ljhpp.com.au

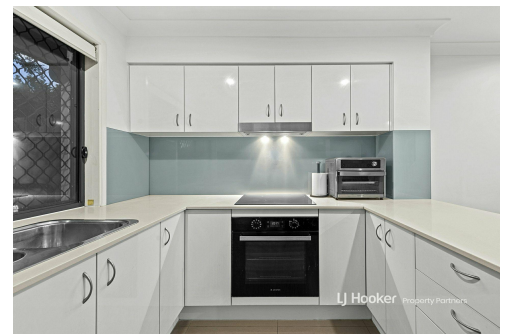
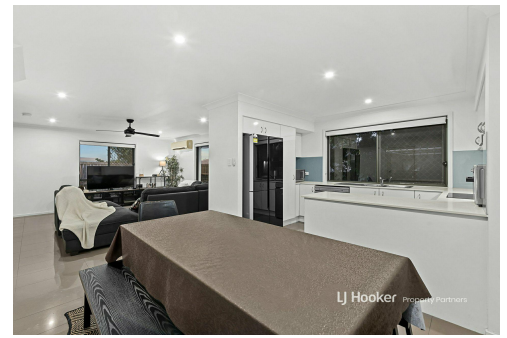
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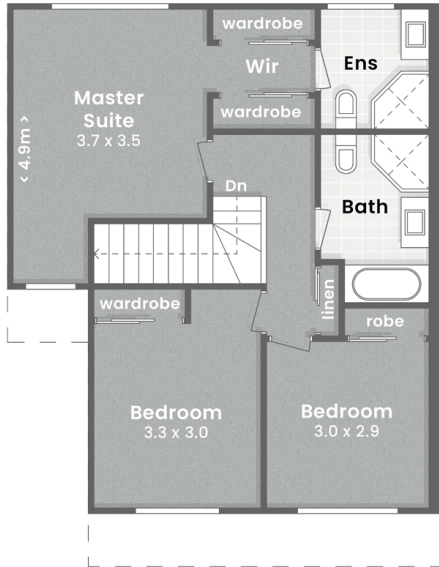
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↑ NORTH



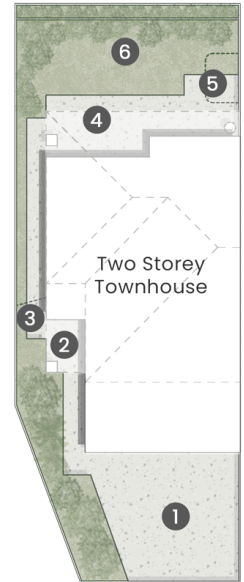
:: FIRST FLOOR



:: GROUND FLOOR

LEGEND

- 1. Driveway Parking
- 2. Entry Porch
- 3. Side Access Gate
- 4. Covered Patio
- 5. Drying Court
- 6. Fenced Yard



:: SITE PLAN

GIRRAWEEEN CRESCENT

LJ Hooker
Property Partners

18/30 Girraween Crescent

Internal 149m² | Patio, Drying Court & Porch 22m² | Total 171m²

PARKINSON



3 Bed



2 Bath + Powder



2 Car + Off-Street

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