



24/30 Girraween Crescent, Parkinson

End Townhouse, Street-Frontage, Two Living Zones, High Ceilings & Fresh Updates

Offering a rare combination of privacy and convenience, this modern 163m² two-storey townhouse has been freshly updated for immediate enjoyment. Positioned with unique street frontage and no neighbours on the left, this private, modern oasis is a perfect opportunity for those looking for a relaxing lifestyle.

Highlights:

- Spacious open plan layout with convenient powder room downstairs
- 3 bedrooms, 2 bathrooms and a second living area with all-new carpet upstairs
- Practical comforts including single garage, driveway parking, split-system air conditioning, and sparkling in-ground pool for residents
- Low body corporate fees of approximately \$54 per week; Rental appraisal \$650-\$680
- 2 mins walk to Beaudesert Road via short cut for bus stop 130, 140, 150

Part of the quiet Calamvale Willows, Unit 24 sits as an end townhouse with no left neighbour for greater privacy. Inside, LED

3 2 2

FOR SALE
MUST BE SOLD

VIEW

Sat 21st Feb @ 1:00PM - 1:30PM

AGENTS

Karl Gillespie
0411 599 850
karlgillespie@ljhpp.com.au

Bailey Atherton
0410 724 362
baileyatherton@ljhpp.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288

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.



downlights illuminate the simple and elegant design while large, sleek tiles throughout mean easy cleaning. The long living room allow you to create multifunctional, defined zones that stretch into the open-plan dining area, providing a seamless flow for hosting dinner parties.

Overlooking the dining area, the sleek kitchen features quality stainless steel appliances and glass splashbacks for easy cleaning, while an abundance of storage cabinetry and a breakfast bar keep the space as practical as it is stylish.

While the downstairs is dedicated to socialising, the upper level is a dedicated sanctuary. Recently updated with brand-new carpets, the second living area provides a secluded getaway for movie nights or a quiet home office. The master suite is a standout, featuring a generous walk-in robe and private ensuite, while two additional bedrooms are serviced by a large family bathroom with a separate bathtub.

Through glass sliding doors, transition seamlessly from the dining area to your private, low-maintenance courtyard. It's the perfect spot to soak up the morning sun while sipping on a coffee or host an alfresco dinner under the stars.

Beyond the private courtyard, residents enjoy access to a sparkling in-ground pool, meticulously maintained by the complex. With remarkably low body corporate fees of approximately \$54 per week, you can enjoy premium amenities without the high overheads.

For the savvy investor, a rental appraisal of \$650-\$680 per week makes this a high-yield opportunity in a high-demand pocket.

Perfectly positioned on the Parkinson-Calamvale border, this home offers an enviable lifestyle of convenience. You are just a short three-minute drive from the shopping and dining at Calamvale Marketplace, and only 500 metres from the serene Lakewood Avenue Park with its popular duck pond and playground. Within the highly regarded Calamvale Community College catchment and just minutes from nearby childcare, this property is ideally located for families. For commuters, a quick walk to nearby bus stops provides effortless access to routes 140, 150, and 153 for a seamless city connection.

If you're ready to experience the ultimate in easy-care living or secure a high-performing addition to your portfolio, contact Karl or Bailey today.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

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 | B3Z2F4R |
| Property Type | Townhouse |
| Land Area | 163 m2 |
| Including | Air Conditioning |
| | Toilets (3) |
| | Pool |
| | Courtyard |
| | 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

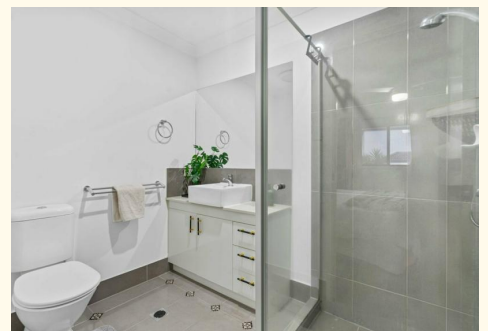
Bailey Atherton 0410 724 362

Lead Agent “ The Gillespie Team | baileyatherton@ljhpp.com.au

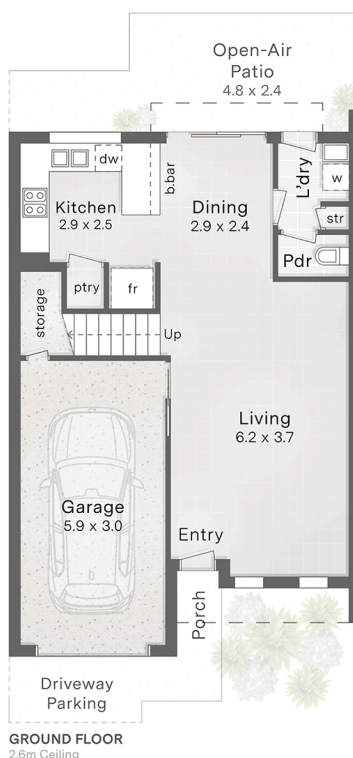
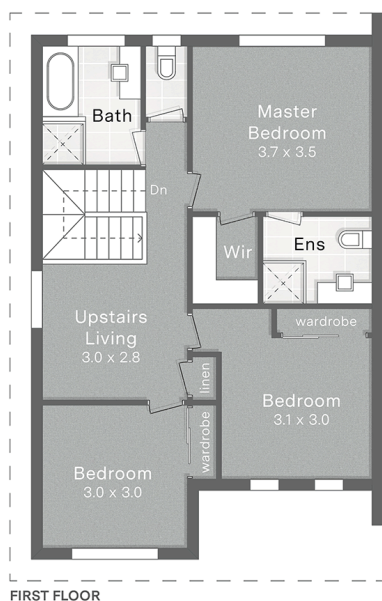
LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109

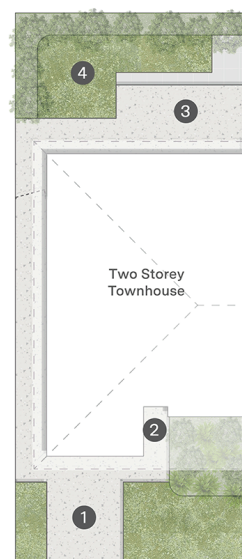
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au



← NORTH



1. Driveway Parking
2. Entry Porch
3. Open-Air Patio
4. Fenced Yard



SITE PLAN

Somerset Place



Karl Gillespie 0411 599 850

24/30 Girraween Crescent Parkinson

Internal 147m² | Porch & Patio 16m²

→ 3 Bed → 2 Bath + Powder → 1 Car + Off-Street

Total 163m²

DISCLAIMER: This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of FloorScape. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by FloorScape & is subject to strict copyright. No ownership is taken of building design. Find out more at floorscape.au



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.

