

24/30 Girraween Crescent, Parkinson

SOLD BY THE GILLESPIE TEAM




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 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.

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

Offers Over \$849,000

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AGENCY

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 **LJ Hooker**

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.

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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 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

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