

16/28 Diane Court, Calamvale, Qld 4116



Townhouse For Sale

Thursday, 28 March 2024

16/28 Diane Court, Calamvale, Qld 4116

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 157 m2

Type: Townhouse



Joshua Kim
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Miranda Cheang
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Auction

IN ROOM AUCTION:DATE: Thursday 18 April 2024 | Doors open at 5:00 PMADDRESS: G4/1 Centre Place, 467 Underwood Rd, Rochedale South QLD 4123*The Auction will be taking place at our Ray White Rochedale Office, please DO NOT go to 28 Diane Court on the day*Only 2 Years Young In The Prestigious Kara Residences! This modern townhouse is situated in the much sought after Diane Court complex and offers the feeling of home you have been waiting for. Upon reaching your destination, you will be delighted by its family friendly atmosphere and peaceful surroundings.On the lower level, you will find a spacious open plan living and dining area, ducted air conditioning finished with modern tiling and thoughtfully placed windows throughout; allowing for an abundance of soft, natural light and refreshing breezes all year around. The practical and modern kitchen features quality stainless steel appliances including dishwasher and gas cooking. GROUND LEVEL:* Open Plan Living & Dining | Ducted Air-Conditioned | Powder Room* Luxurious Kitchen | Gas Cooking | Dishwasher | Pantry* Double Remote Lock Up Garage | Internal Entry | Storage | Visitor Parking * Security Screens | Doors & Windows * Private Outdoor Tiled Alfresco Area* Low Maintenance Backyard | Fully Fenced Courtyard* North / South Facing With Natural Breezes Of That Aspect Ascending upstairs, you will find three large bedrooms; all with built-ins and ceiling fans, the master bedroom comes complete with a spacious ensuite, ducted A/C and expansive walk in robe whilst the rest of the bedrooms are serviced via a large centralised bathroom. Its stylish yet functional floor plan promises to cater to your every need whilst providing a sense of home you've been longing for.UPPER LEVEL:* Two Spacious Bedrooms | Built-Ins | Private Balcony | Ceiling Fans* Master Bedroom | Ensuite | Walk In Robe* Centralized Family Bathroom * Study NookRetreating to the rear, you will be whisked off into your own private sanctuary - a private entertaining patio and BBQ area for the whole family to enjoy.The Diane Court complex is beautifully maintained by an onsite manager and in addition to a Teppanyaki BBQ & outdoor kitchen area, there's a separate private entry and exit access via Menser Street to the local Clembury parklands and fenced dog playground.YOU'LL LOVE:* Body Corporate Fees \$2,325 (Annually)* Council Rates \$345 (Quarterly)* Estimated Rental Appraisal: \$600pwLOCATION HIGHLIGHTS:* 2 Minutes - ALDI Drewvale* 2 Minutes - Parkinson Aquatic Centre* 3 Minutes - Calamvale Shopping Centre | Sunnybank Hills Shopping Complex* 5 Minutes - Stretton State College* 5 Minutes - Calamvale Marketplace Shopping Village* 5 Minutes Walk - Public Transport | Bus 130 & 150 City Express | Bus 140 & 153* Access to Gateway/Logan Motorway * Local Bikeway | Illaweena ParklandsThis modern townhouse has everything for the discerning first home buyer looking for a convenient location, a community lifestyle, or the inner makings of a brilliant investment. With the surrounding area dotted with parks and verdant greenspaces, and a short drive to the coveted Sunnybank Hills Shopping Complex, Calamvale Shopping Centre, Calamvale Marketplace Shopping Village, both the Pacific and Gateway Motorway as well as an array of transportation facilities and local schools including Stretton State College & Wisdom College - 16/28 Diane Court, Calamvale presents a rare opportunity for families seeking to reside amongst established and increasingly popular properties in the esteemed Calamvale locality. Our instructions are clear - this property must be SOLD! To ensure that you do not miss out on this opportunity, register your interest today.Disclaimer:All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate and accept no liability for errors or omissions. (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.