

**2 Williams Way, Calamvale, Qld 4116**



**House For Sale**

Tuesday, 9 January 2024

2 Williams Way, Calamvale, Qld 4116

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 606 m2**

**Type: House**



**EMMA WALTER**

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## Auction

Discover a charming residence at 2 Williams Way in Calamvale, where sophistication and beauty harmoniously intertwine. This impeccably maintained single-story home is now vacant and ideal for a couple or family seeking to acquire a splendid living space. Situated on a generous 606 sqm and brimming with character and easy-going layout, this well-maintained residence offers a spacious lounge room that welcomes you with high raked ceilings and exposed beams, creating an inviting atmosphere. The adjacent dining area is ideal for everyday meals, and the kitchen underwent a renovation 5 years ago, boasting ample bench space, electric appliances, and abundant cupboards. The home comprises of three bedrooms, with the master featuring air conditioner, walk-through wardrobe leading to the main bathroom, providing a sense of privacy akin to an ensuite. The other two bedrooms are generously sized, with one walk-in storage. Step outside where you'll discover a delightful and inviting atmosphere, complemented by a cozy patio. With the potential to update key rooms to suit personal taste this home offers flexibility for new owners. Whether you choose to move in or lease it out, the relaxed layout caters to various preferences. Perfect for investors with a rental appraisal of \$600 - \$630 per week, as well as first-time buyers or families in search of a comfortable residence in a superb neighbourhood, this charming three-bedroom low-set is an ideal choice, going to Auction on the 3rd February Jan 2024 @ 11am onsite.

2 Williams Way offers: - 3 Bedrooms built-ins to two bedrooms Air conditioning to master and living room Two-way bathroom 5 Year old kitchen 3000l water tank Double remote garage Solar 5 Kw Rates approx \$446.88 Built 1989 606sqm Covered alfresco patio School Catchment is Algester Primary School and Calamvale Community College Rental appraisal is approx \$600 - \$630 per week Conveniently positioned near various amenities, including the Park across the road, Calamvale Parklands Care Community, Formby street Park, IGA Algester, Timberland Park, Algester State School, St. Stephen's Catholic Primary School, and AJ's Sports Centre, this home offers proximity to parks, schools, shopping centres, and transportation. With easy access to city buses and shops, it fulfils diverse lifestyle needs. Seize this opportunity swiftly, we welcome you to a private inspection on one of the many open homes available, don't let this chance pass by - contact Emma now.