

**230/85 Nottingham Road, Calamvale, Qld 4116**



**Townhouse For Sale**

Saturday, 15 June 2024

230/85 Nottingham Road, Calamvale, Qld 4116

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 194 m2**

**Type: Townhouse**



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## For Sale Now or By Auction

Welcome to 230/85 Nottingham Road in the heart of Calamvale, where modern living meets convenience and tranquility. This beautifully presented townhouse and contemporary appeal is part of a highly sought-after Nottingham Square complex known for its well-maintained grounds, impressive facilities (including two pools and a tennis court). Two entry options are available to you for the home. On one side a double garage and access to the rear alfresco entertaining area; on the other side you gain pedestrian access to the front door through a fenced off covered patio area. Entering through this covered patio you will immediately enjoy the open-plan tiled and air conditioned living and dining area downstairs. Bathed in natural light it flows seamlessly to a private open air courtyard, perfect for alfresco dining and outdoor relaxation. The stylish kitchen is a culinary delight, featuring quality appliances, storage aplenty, and a breakfast bar for casual meals. Upstairs, the property boasts three generous carpeted bedrooms all with ceiling fans. The main bedroom suite has air-conditioning, a large walk through robe and an en-suite bathroom, offering comfort and privacy. Positioned in a prime location, this townhouse provides easy access to a plethora of local amenities. Short distance from Calamvale Central and Sunnybank Hills Shoppingtown, ensuring all your shopping and dining needs are catered for. Public transport is conveniently close, with frequent bus services making commutes to Brisbane's CBD a breeze. Families will benefit from proximity to excellent schools and parks, making this an ideal home for those seeking a vibrant and community-oriented lifestyle.

**Key Features:**

- 2 Outdoor entertaining spaces: welcoming patio space and a private central courtyard
- Tiled and air conditioned open-plan living and dining area.
- A modern kitchen equipped with quality appliances, ample storage, and a breakfast bar.
- Three carpeted bedrooms upstairs; two have built in robes. The main bedroom is air conditioned with a walk through robe and ensuite.
- A separate bathroom is also located upstairs with a powder room downstairs
- Large separate double garage
- A prime location: close to Calamvale Central, Sunnybank Hills Shoppingtown, and excellent public transport options. Nearby schools, parks, and community amenities cater to family needs.
- Secure and Well-Maintained: part of a well-maintained complex with security features in the complex and as part of the property itself with its security screens on all doors and windows.

**Auction:** Saturday 29th June at 10am, On-Site

For more information with regard to this property, the auction or to arrange an inspection contact Ayesha today.

**Note:** This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only. 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.