

**30/9 Eduard Place, Calamvale, Qld 4116**



**Townhouse For Sale**

Thursday, 13 June 2024

30/9 Eduard Place, Calamvale, Qld 4116

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 156 m2**

**Type: Townhouse**



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## Auction

This unique yet trendy townhouse boasts a stunning open-plan design that seamlessly combines modern elegance with everyday practicality. With its sleek, glossy built-in floating shelves and cabinetry in the lounge, this home offers a sophisticated space that maximises versatility and functionality. The stylish kitchen, complete with stone counters, ample glossy cabinetry, and a dishwasher, is a dream for any home chef. Step outside to the expansive open-air terrace in the easy-care fenced courtyard, adorned with neat, manicured greenery perfect for relaxed alfresco entertaining. Upstairs, three generous carpeted bedrooms await, including a master suite with a study nook, fresh paint, walk-through his-and-hers sliding robes, and a modern ensuite. Located in a highly convenient neighbourhood within the prestigious Stretton State College catchment, this townhouse is the epitome of contemporary living.

**Key Features:-** Trendy and unique townhouse with stunning open-plan design and glossy built-in floating shelves and cabinetry in lounge for media equipment- Sleek and stylish kitchen with stone counters, ample glossy cabinetry, and dishwasher- Expansive open-air terrace in easy-care fenced courtyard with neat, manicured greenery for tranquil alfresco entertaining- Three generous carpeted bedrooms, one with built-in shelving, and master suite with study nook, fresh paint, walk-through his-and-hers sliding robes, and modern ensuite- Situated in a highly convenient neighbourhood within the prestigious Stretton State College catchment

Nestled in a phenomenal family-friendly locale, this townhouse offers the ultimate convenience, being within walking distance to all local amenities. Take a leisurely stroll to parks, city-bound buses, shops, childcare, and the renowned Stretton State College.- 500 m to Illaweenaa Park- 750 m to bus stop- 750 m to Calamvale Marketplace- 850 m to ALDI Drewvale- 1.4 km to Stretton State College- 1.6 km to Stretton Early Years and Kindergarten

Located within an immaculate contemporary complex, complete with a gorgeous on-site communal pool, this resort-style community offers low-maintenance leisure for lucky residents. The townhouse itself features a modern rendered and clad exterior for added chic, and sits right next to additional visitor parking for extra convenience while boasting a rare double garage for ample vehicle space. A discreet pathway past flourishing shrubs and tree leads you straight through the entry into the sophisticated and spacious interior, fully air-conditioned by a superior ducted system.

Step inside to stunning timber floors gracing the open-plan lounge and dining area. A bulkhead above the lounge adds elegance as gleaming downlights shine down, stepped cornices only further enhancing the allure. Sleek built-in floating shelves and cabinetry offer space for your media equipment or your finest China, while trendy pendant lights hover above the dining area, creating a stylish zone for daily dining or refined intimate dinner parties. Conveniently located across from the dining area, the sleek and stylish kitchen is perfect for effortlessly catering to loved ones. A brekky bar provides a casual space for quick meals or chit-chat, the kitchen also being adorned with glistening stone countertops and ample glossy cabinetry, with electric appliances and a dishwasher adding functionality for the home chef.

Step out from the sliding doors in the lounge and discover a massive open-air terrace, ready for your lavish alfresco gatherings. It sits in the easy-care fenced courtyard, with neat, manicured greenery creating a serene ambiance for tranquil outdoor unwinding. Head upstairs to find three carpeted bedrooms, all with built-in robes. One bedroom features built-in shelving, while the freshly painted master suite benefits from a study nook, walk-through his-and-hers sliding robes, and a modern ensuite. A shared bathroom upstairs is also present, complete with a bath, shower, and floor-to-ceiling tiles.

**Additional Features:-** Under-stairs storage with garage access- Downstairs powder room- Internal laundry

This elegant and sophisticated townhouse offers a unique blend of modern living and stylish design, perfect for families and entertainers alike. Don't miss your chance to own this stunning property. Contact Karl Gillespie and Bailey Atherton today to find out more and secure your spot at the upcoming auction!

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.

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