

40/2 Diamantina Street, Calamvale, Qld 4116



Townhouse For Sale

Tuesday, 9 April 2024

40/2 Diamantina Street, Calamvale, Qld 4116

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Karl Gillespie
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Bailey Atherton
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MUST BE SOLD

A breezy 10-minute stroll to Calamvale Community College and shady Calamvale District Park with its zipline, slides, BBQ facilities and off-leash dog area, this family-friendly three-bedroom townhouse is part of Nottingham Square residential estate that offers residents and guests year-round access to a fully maintained inground pool. Top features:- Modern, rendered facade with a rare side-by-side auto entry double garage- Only 1km (3-minute drive) to Calamvale Marketplace for groceries, chemist, eats and treats- Combined living, dining and kitchen area with A/C on the tiled lower level- 3 fan-cooled, carpeted bedrooms upstairs: master with bonus A/C, a WIR, ensuite & balcony- Spacious undercover alfresco entertaining area overlooking fully fenced, lawned yard If you're after a minimal maintenance homelife, this property is your answer. Inside, durable one-sweep floor tiles span the high-traffic ground level where the bulk of family life will take place in the open-plan living, kitchen and meals area - whether that's just you and your partner socialising with friends, or with a couple of kids in tow. The kitchen has a practical layout with neutral tones chosen for the abundant bench space, along with the joinery above and below, and one-wipe splashback tiles fitted behind the gas cook top. The dishwasher is conveniently located just under the draining board attached to the handy dual sink. This air-conditioned social zone extends through a screened glass slider onto a good-size covered patio with room for another 6-person dining table for when you want to entertain outside within the privacy of your fully fenced backyard. A carpeted staircase winds its way to the first floor where the accommodations await. All up, there are three fan-cooled, carpeted bedrooms - two with built-in robes and shared use of a main bathroom; one of these enjoys access to a private balcony, something the master also boasts - along with a wall-mounted A/C unit, a walk in-robe and its own ensuite. The extras we love about this townhouse include the peace of mind that comes with security screened windows and sliding doors, the generous storage across its two light-filled levels, and the convenience of side-by-side secure garaging for two vehicles. With quality schools, parks and great shopping all under 1km from here, buyer interest will be high. Get your skates on if you want to make it yours! 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. 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