

**44/88 KAMERUKA STREET, Calamvale, Qld 4116**



**House For Sale**

Thursday, 9 May 2024

44/88 KAMERUKA STREET, Calamvale, Qld 4116

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 128 m2**

**Type: House**



Chris Wong  
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## Best Offer before 18-Jun-2024

**\*\* Best Offer before 18-Jun-2024 \*\***The ground floor features an inviting open-plan lounge, dining, and breakfast bar connected to a well-equipped kitchen with pantry. This 2-bedroom home offers a spacious layout with a large private courtyard that requires minimal upkeep. It includes 2 bedrooms with built-in robes, a sizable bathroom with separate toilet, shower, and bath, as well as an additional toilet downstairs. Situated within the secure "Mirrabrook" complex amidst manicured gardens, this property provides access to a large pool, full-size tennis court, BBQ park area, and extra parking spaces. Conveniently located near shopping centers, restaurants, colleges, childcare facilities, public transport, and parklands. The property is currently leased and maintained in excellent condition by a couple. Property Features: • Open-plan living/dining/breakfast bar • Fully equipped kitchen with pantry • Two spacious bedrooms with built-in robes • Air conditioning in the main bedroom • Bathroom with separate bath and shower • Separate toilets on both floors • Ceiling fans throughout • Large private courtyard Complex Features: • Automated security gate for entry and exit • Ample visitor parking • Spacious swimming pool • Full-size tennis court • BBQ park area • Helpful and friendly onsite manager Location Highlights: • 1 min drive to Calamvale Childcare Centre • 2 mins drive to Gowan Plaza • 2 mins drive to Calamvale Shopping Centre • 3 mins drive to Calamvale Community College • 5 mins drive to Calamvale Square Shopping Town • 6 mins drive to Sunnybank Hills Shopping Centre • 7 mins drive to Calamvale Central Shopping Centre Contact Chris Wong at 0480575994 Today! Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.