

**68 / 121 Golden Avenue, Calamvale, Qld 4116**



**Townhouse For Sale**

Thursday, 28 March 2024

68 / 121 Golden Avenue, Calamvale, Qld 4116

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Alan Hu

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## Submit Your Offer!

This is a must-see home, renovated spacious modern townhouse sits in a tranquil complex showcasing a peaceful, secure and private greenery garden oasis. Nestled at a quiet location in this tightly held resort-like complex, now it's your opportunity to secure a very beautiful home with luxury, comfort and space. Perfect for a young professional couple to start family in a friendly community surrounded by green gardens and with good school, shops and childcare center all in walking distance. For astute investment buyers this property offers a great and ever-growing stable rental return due to its excellent location! Only 100 meter's walk to the sparkling swimming pool, this inviting home offers loads of highlights - a large north facing living room with marble-like tiled floor, beautiful wooden deck wrapping around the home, spacious open plan kitchen/dining area with a large breakfast bar, new cooktop and oven, premium wooden floor in all the bedrooms, security windows for added peace of mind, absolutely low maintenance rear garden, 2 tool sheds, a large patio on top of wooden deck for family party, multiple visitor carparks nearby and the list goes on... What's more exciting - you can own a small or medium sized dog or a cat subject to the body corporate approval - pets friendly! Calamvale Gardens being a high-end complex bears a serene and inviting resort style ambience with its wide roads, spacious common area, refreshing greenery grasslands and the outstanding community facilities, including remote controlled electric main gate, a fantastic extra sized swimming pool, central BBQ & picnic alfresco, enchanting footpaths under tropical palm trees - a wonderland for kids and retirees. Added security is accomplished with the help of multiple security cameras at the main gate, the pedestrian gate and the swimming pool area. Intercom is installed in each home. - Features of this fabulous home: \* Commanding the best location in the complex with friendly neighborhood \* Solid & sound external brick walls in excellent conditions and newly serviced roof \* Spacious light-filled open-plan living & dining area with aircon \* Modern kitchen with breakfast bar \* Marble-like tiled floor in living room \* Premium laminated wooden floor in all 3 bedrooms \* Kind-size bed master bedroom with ensuite, air con, built in robe, balcony \* Fully renovated modern ensuite - new shower screens and vanity \* Laminated wooden floor on stairways \* 2 queen-sized bedrooms each with generous built-ins robe, ceiling fan \* Spacious main bathroom servicing bedroom 2 and 3 \* 3 toilets with new cisterns (2 upstairs, 1 downstairs) \* Storage room (mancave) under the stairway \* Single remote controlled lockup garage with space for storage \* Long front driveway for your 2nd car \* Security windows offering peace of mind \* 3 air conditioners in total (downstairs, master bedroom, bedroom 2) \* Front garden space great for your pot flowers \* Fully enclosed back courtyard with patio, wooden deck, 2 tool sheds \* Near new hot water system \* A luxury of multiple visitor parking at the front doorstep \* Pet friendly complex \* In catchment of Calamvale Community College \* Currently rented till end of April 2024 \* Body Corporate fees approx. \$75 per week \* Council rates approx. \$450-\$480 per quarter - Great and Convenient Location: Being at the very center of Calamvale this home is close to public parkland, Calamvale Community College, bus stops, shopping and childcare centres - all within a few minutes walk. Easy access to M1, M2 motorways. - Neighbor with Calamvale Police Station - 100 m to Koala childcare - 200 m to Calamvale Shopping town - 200 m to bus 140 stop with express city bus - 500 m to Calamvale Community College - 500 m to parklands - 1 km to Calamvale Marketplace - 1.5 km to Calamvale Central - 1.6 km to Sunnybank Hills Shopping Centre - 10 mins drive to hop on M1 motorway - 20 mins drive to Garden City Shopping Centre This fantastic modern home is in a great condition and in a central location of Calamvale. It will be sold very quickly. Do not miss out and regret. Call the agent to book a private viewing or register to come to our Open for Inspections.. Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However we cannot guarantee or give any warranty or be held responsible for the information herein provided. Interested parties must solely rely on their own viewing and inspection.