

**68/36 Benhiam Street, Calamvale, Qld 4116**



**Townhouse For Sale**

Tuesday, 30 April 2024

68/36 Benhiam Street, Calamvale, Qld 4116

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 143 m2**

**Type: Townhouse**



Alex Fan

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## Auction

Conveniently positioned just off Beaudesert Road and with a litany of leisure facilities for the use of residents and their guests, this light and airy two-storey townhouse is a must-see for owner-buyers and investors. Highlights: - Walk to parks & buses; 5-min drive to Calamvale Central & Calamvale Community College- Appraised to reap an attractive weekly rental of around \$600 in current market- Extra-large ground floor living space extending through kitchen/dining to a private courtyard- Spacious double lock-up garage; access to the complex pool, tennis/squash courts, and gym- Secure entry in/out of the complex + CCTV camera for extra peace of mind

While the floorplan might be a familiar one, with social spaces downstairs and sleeping quarters above, this townhouse sits apart from the pack with a more generous living room than most and a spacious 3.2m wide tandem double garage that also has handy access to an understairs storeroom. A short pathway through tropical-style landscaped gardens leads to a lofty portico and a front door featuring sweet stained-glass detailing. Inside, wall-mounted split system A/C units and ceiling fans keep the principal areas temperate year-round - including the tiled ground floor living room and all three of the carpeted bedrooms above. Natural light streams into the lower level through a series of expansive screened windows; these run from the lounge into the adjacent kitchen and fan-cooled dining room, which then opens through a screened slider onto a lovely covered entertaining patio overlooking a private timber-fenced courtyard with an easy-care mix of gravel and lawn. The central kitchen is another generous space offering abundant storage above and below the countertops. A nib wall keeps the washing-up area out of sight, and the mod cons - including a dishwasher, cooktop, and under-mount oven - are all-electric. Elsewhere on the lower level a powder room sits opposite a dedicated laundry with direct access out to the clothes line. Upstairs, three good-sized bedrooms and a full bathroom with shower and tub lead off the central landing at the top of the carpeted staircase. Two bedrooms sit on either side of the bathroom, while the larger master is positioned at the front of the townhouse with a private balcony and a chic ensuite with a shower. All the bedrooms have built-in robes, ceiling fans, and A/C. Security and recreational amenities are two of the big drawcards of this popular gated estate. Entry in and out is by invitation of residents only and the complex has been well-equipped with CCTV. Year-round, there is access to a fully maintained inground saltwater swimming pool, as well as both tennis and squash courts, and a well-equipped gym room. From here, it's a short walk to local parks and well-networked bus stops along nearby Beaudesert Road. Calamvale Central and Sunnybank Hills Shoppingtown are also walkable, but a 5-minute drive will get you there - as well as to Calamvale Community College - without breaking a sweat! This one's a must-view for investors and owner-occupiers seeking an easy-care, convenient lifestyle. 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. Fans Real Estate Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners ABN 74 512 885 661 / 21 107 068 020