

**11/88 Kameruka Street, Calamvale, QLD, 4116**



**House For Sale**

Thursday, 24 October 2024

11/88 Kameruka Street, Calamvale, QLD, 4116

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Beautiful and Peaceful Townhouse with High Rental Return in the Prime Location of Calamvale !

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.

### Property Features:

- Open-plan living/dining/breakfast bar
- Fully equipped kitchens with pantry
- Solid Vinyl floor for kitchen and dining area, easy cleaning
- Two spacious bedrooms with built-in robes
- Air conditioning in the master bedroom
- Ceiling fans throughout
- Bathroom with separate bath and shower
- Separate toilets on both floors
- Newly installed certified advance smoke alarm detectors
- Large locked up garage with Remote control electric garage door
- Additional guest car park in front ideal for 2nd car
- Easy care back yard fully paved with nice garden features.
- Situated on the side of the complex, offering a quiet atmosphere and good privacy.
- Good condition for both the property's interior and exterior

### Complex Features:

- Automated security gate for entry and exit
- Large number of visitor parking
- Spacious and well maintained swimming pool
- Full-size tennis court
- BBQ park area
- Helpful and friendly onsite manager

### Location Highlights:

- 1 min drive to Calamvale Childcare Centre
- 1 min drive to Calamvale Police Station
- 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
- Major bus routes 140, 145, 150, 153, 155

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.