

1/4 Watt Ct, Calamvale, QLD, 4116

Townhouse For Sale

Tuesday, 3 September 2024

1/4 Watt Ct, Calamvale, QLD, 4116

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse

A Rare Gem with No Body Corporate Fees!

Discover a unique opportunity with this beautifully maintained low-set villa, perfectly suited for downsizers and first-home buyers alike.

Nestled in a peaceful cul-de-sac in the sought-after suburb of Calamvale, this home offers a blend of modern updates, comfort, and convenience, all without the burden of body corporate fees - that's right..... no body corporate fees!!!

This two-bedroom, one-bathroom villa is designed for easy, low-stress living. Both bedrooms feature charming bay windows that allow natural light to flood the spaces, while the hybrid laminate flooring throughout the home provides a stylish and durable finish. The main bedroom also includes split-system air conditioning, ensuring a cool and comfortable retreat in any season.

The well-appointed kitchen boasts ample storage, quality appliances, and a breakfast bar. It has been thoughtfully refreshed with an updated range hood, oven, cooktop, and sink, providing a fresh, modern feel that's ready for all your culinary adventures. Complementing the kitchen's contemporary style, updated light fittings throughout the home enhance the overall ambience.

Outside, the villa features a large undercover patio, complete with pavers and grassed areas, creating an ideal private space for outdoor entertaining or simply relaxing in your own private oasis. The fully landscaped front and courtyard offer beautiful, low-maintenance gardens that provide a serene setting for outdoor enjoyment.

Additional updates from the current owner include a motorised garage door, which offers convenient access to the single-car garage where the laundry area is also located. The bathroom has been refreshed with modern tapware, towel rails, and other fixtures, adding a touch of contemporary elegance, while a Rheem hot water system ensures efficient and reliable hot water throughout the home.

Conveniently situated just a 5-minute walk from Calamvale Community College and a short 10-minute stroll to local shops, this property boasts an enviable location. Additionally, you'll find other local schools, parks, Sunnybank Hills shops, Calamvale Central, and major transport routes including the Gateway and Logan motorways are only a few minutes' drive away. For added convenience, local bus services are also readily accessible, enhancing your connectivity and ensuring unbeatable accessibility and ease of travel.

Property Fast Facts:

- Two large bedrooms, all with built-ins and ceiling fans (main bedroom with A/C)
- Open plan kitchen, living and dining areas w/ Split System AC
- Well-appointed kitchen with quality appliances & plenty of storage
- Quality fittings and finishings throughout
- Hybrid flooring throughout
- Bathroom with shower and bathtub
- Single remote lockup garage
- Large private covered patio perfect for entertaining
- Low maintenance gardens
- Security Screens throughout
- NO BODY CORPORATE FEES!!!! (only shared cost for building insurance)

This low-set villa is a rare find, offering the perfect combination of modern living, low-maintenance comfort, and the significant advantage of no-body corporate fees.

This outstanding opportunity won't be available for long! Schedule an inspection today by contacting David for more

information or attending one of the open homes.

****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****