

**20/10 Highgrove Street, Calamvale, Qld 4116**



**Townhouse For Sale**

Tuesday, 25 June 2024

20/10 Highgrove Street, Calamvale, Qld 4116

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 136 m2**

**Type: Townhouse**



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## MUST BE SOLD

Sporting a contemporary mixed material façade featuring stone accents, this freshly painted and newly carpeted townhouse is part of a small, well-maintained, and conveniently positioned estate, offering a peaceful environment for a super reasonable Body Corporate. Highlights: - Down: tiled open-plan living/dining/kitchen with A/C, laundry & powder room- Up: 3 carpeted beds with BIRs/fans, master with ensuite & A/C, main bathroom, linen press- Covered alfresco patio overlooking an easy-care fenced courtyard garden with synthetic turf- Walk to Calamvale District Park, Nottingham Rd bus stops, & Calamvale Community College- Just a 3-min drive to Calamvale Marketplace or 7 to hit the onramp to the Logan Motorway

The spacious 131m<sup>2</sup> interior of this welcoming abode looks fresh and fabulous after a full repaint and new carpet laid in the 3 bedrooms. Stepping in off the front porch, a short hallway past the laundry and a powder room opens into a bright and breezy combined kitchen, living, dining area. The kitchen is a treat with its generous storage, a gas cooker, dishwasher, and chic kit kat-style splashback tiling - and we love that it's embraced by a two-person breakfast bar and a handy servery into the dining space. Durably tiled for easy cleaning, this main social zone has a split-system A/C for all-season comfort, or you can open the screened window overlooking the rear garden or the big glass slider onto the alfresco patio - if you're looking for natural ventilation. A carpeted staircase with solid timber handrail for good gripping winds its way to the sleeping quarters on the upper floor. All 3 bedrooms have built-in robes and ceiling fans, with the rear master also equipped with A/C and an ensuite with a corner shower. The other beds share the main bathroom on this level, which has a space-saving shower-over-bath combo. Out back, there's little to concern yourself with in terms of yard maintenance - with this timber-fenced private courtyard fitted with no-mow artificial turf beside an easy-to-manage designated garden bed with established shrubbery. Just put on the kettle, make a cuppa, settle yourself down under the shady patio, and enjoy the serenity!

Other perks of this property include the big storeroom at the back of the remote entry single garage, the proximity to a (non-exclusive) visitor car park, and pedestrian gate side access to the backyard. For a tranquil townhouse lifestyle in friendly surroundings, look no further. 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. K & Q Investments Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners ABN 56 794 753 139/ 21 107 068 020