

**40/380 Benhiam Street, Calamvale, QLD, 4116**



**Townhouse For Sale**

Wednesday, 25 September 2024

40/380 Benhiam Street, Calamvale, QLD, 4116

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## Gleaming High Ceiling Townhouse with Low Body Corp at \$50/week

Completed in 2019 and occupied by the original owner, this glistening high ceiling modern townhouse offers the height of style and sophistication, perfect for families seeking luxurious living with unmatched convenience. With a massive four-bedroom layout, this home is both expansive and luminous, featuring a stylish open-plan lounge and dining area that radiates with natural light, downlights, and refreshing air conditioning. A gleaming central kitchen equipped with stone countertops, a dishwasher, and an island bench completes the ultimate modern living experience. Located in an incredible complex with a swimming pool and pet-friendly policies (with body corporate approval), this is the lifestyle upgrade you've been waiting for! Plus, you'll love being just a short stroll from schools, childcare, parks, shops, and a bus stop right at the complex entry.

### Property Highlights:

- Modern, contemporary townhouse built in 2019 and occupied by original owner, first time on the market!
- Expansive four-bedroom layout with radiant open-plan living and dining areas
- Stylish, gleaming kitchen with stone benches, solar panel system and quality appliances
- Complex features a pool and allows pets with body corporate approval
- Low body corporate fee at \$2,616/annum (\$50.30 per week)
- Unbeatable location near schools, parks, shops, and public transport at your doorstep

Calamvale is a paradise for busy modern families, with everything you need within walking distance. This family-friendly neighbourhood offers an enviable blend of convenience and lifestyle perks. From the bus stop at the complex entry to local parks, schools, and shops, your daily routines will be a breeze. Take a morning stroll to nearby parks or enjoy a quick commute to school or work, all while relishing the sense of community this area provides.

- 200 m to bus stop
- 650 m to Calamvale Community College
- 750 m to Calamvale District Park
- 1 km to Nottingham World of Learning
- 1.3 km to Calamvale Marketplace

This flawlessly maintained complex of sleek rendered townhouses sets a high standard. You'll love cooling off during summer with the indulgent swimming pool, perfect for families to splash around together. Even better, the complex is pet friendly (subject to body corporate approval), so you can bring along your furry friend to enjoy the space with you.

This townhouse, in particular, was meticulously maintained by the original owner since its construction in 2019, offering peace of mind in terms of quality. It features a double garage for added convenience and sleek, manicured gardens that line the pathway to the front porch, making a grand and stylish entrance every day.

Head inside, and you'll be met with a sense of openness and light. The expansive open-plan lounge and dining area is flooded with natural light thanks to large windows and wide sliding doors, creating a radiant, airy feel. Gleaming tiles beneath your feet and twinkling downlights above complete the sophisticated atmosphere, and the air conditioning ensures comfort all year round. Whether entertaining guests or enjoying family time, this space is perfect for relaxing in style.

Flowing seamlessly from the living areas, the contemporary kitchen is both chic and practical. Its sleek island bench doubles as a dining bar, ideal for casual meals or socialising while preparing dinner. Glossy white cabinetry, lustrous stone countertops, and top-tier appliances, including a dishwasher, make this kitchen a joy to cook in, elevating even the simplest meals into a gourmet experience.

For those who love outdoor living, the rear courtyard offers a cosy patio space perfect for alfresco dining or quiet

relaxation. With minimal maintenance required and barely a blade of grass to tend to, you'll spend more time enjoying and less time maintaining, making it ideal for those with busy lifestyles.

A hidden staircase cleverly maximises the floorplan and leads up to the second level, where four spacious carpeted bedrooms await. Each room is generously sized, with built-in robes and ceiling fans to ensure a comfortable retreat. The master bedroom stands out with its extra-large size, air conditioning, a private balcony, and a luminous ensuite with a frameless shower for a touch of elegance. Upstairs, a chic shared bathroom offers both a bathtub and a frameless shower, while downstairs, a convenient powder room off the internal laundry is perfect for guests.

This property is also fitted with PV solar panels, providing energy efficiency and savings, making this home as smart as it is stylish.

This radiant and modern townhouse presents an incredible opportunity to secure a luxurious abode in a prime Calamvale location. Whether you're a growing family or savvy investor, this property offers a lifestyle of convenience, comfort, and style. Don't miss out on this stunning opportunity - contact Jackson Chow or Debbie Chow today to arrange your inspection or learn more!

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.

Sunnyvale Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
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