

**58/50 Perkins Street, Calamvale, QLD, 4116**



**Townhouse For Sale**

Monday, 23 September 2024

58/50 Perkins Street, Calamvale, QLD, 4116

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

## Two-storey townhouse in private estate with pool

If you want to cool off this summer with a dip in a pool you don't have to maintain yourself, inspect this well-presented 3-bedroom townhouse in Viva Calamvale estate ASAP.

### Highlights:

- Ceiling fans in all bedrooms + A/C units in master and living/dining, offset by solar panels
- Carpet up the staircase and in all beds, master with ensuite & WIR, others with BIRs
- Tiled open-plan living/dining area off a kitchen with electric mod cons inc dishwasher
- Spacious showers in ensuite + main bathroom upstairs, handy powder room below
- Valuable parking for 2 with a covered carport next to a secure single garage

Vacant and ready to welcome its next owner occupiers or tenants, this property offers an easycare living solution with a fully tiled lower floor, carpet across the upstairs bedrooms, and a no-mow courtyard you could soften by addine a self-watering pot plant or two.

Downstairs, A/C keeps things cool or cosy in a combined living/dining room that runs from the front entrance out to a covered entertaining patio. The kitchen sits to one side and is well-sized and appointed for a 3-bedroom townhouse offering generous storage and benchspace, a full suite of electric applinaces, including a dishwasher, and recesses for a microwave and double door fridge.

The dining end side has full height windows flanking a screened slider onto the alfresco patio and courtyard. This set-up bathes the interior in natural light and provides the option to let in fly-free breezes if you don't want to crank up the A/C.

Upstairs, 2 bedrooms have ceiling fans and built-in robes, while the larger master boasts its own A/C, a walk-in wardrobe and an ensuite with a shower. The main bathroom is a carbon copy of this one, and there's a downstairs powder room to minimise trips up and down the stairs!

This well-presented complex comes with a fabulous swimming pool that's been partially sail-shaded to provide protection through summer's peak. If you're hosting larger gatherings, move the party from your place poolside, where there's a fully covered BBQ area with a picnic table.

From here, it's only a 4 minute stroll to bus stops along Beaudesert Road to get about town, and 11 to Calamvale Community College. There are small playgrounds nearby but a 5-minute drive will land you at the better-equipped Calamvale Distrct Park with its open fields and offleash dog area. Calamvale Marketplace is also only 5-minutes by car, while 7 will get you to Calamvale Central.

Quality townhouses with 2 parks attract buyers like bees to honey, so be bid-ready on auction day.

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.

The Liu Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
ABN 60 625 175 849 / 21 107 068 020