

Unit 19/14 Sunflower Cres, Calamvale, Qld 4116



Townhouse For Sale

Wednesday, 29 November 2023

Unit 19/14 Sunflower Cres, Calamvale, Qld 4116

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



Kenneth Mow

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Carlos Lim

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For Sale

Located in a highly sought after pocket of Calamvale, this contemporary three-bedroom townhouse is ideal for first home buyers or investors. Offering an open plan living and dining area that effortlessly flows out to the low maintenance paved courtyard, there is plenty of space to entertain friends and family all year round. Positioned within close proximity to main arterial roads, high performing Stretton State College catchment (1.8km) and Calamvale Square Shopping Centre (1.7km), this location will tick all the boxes! Additional features include:

- Master bedroom with modern ensuite and large built-in robe.
- Both the 2nd and 3rd bedroom come with a built-in robe and ceiling fans.
- Ducted air conditioning system to bedrooms and living areas.
- Small community of only 10 lots with community garden.
- Polished porcelain floor tiles to ground floor.
- Modern kitchen featuring stone benchtop, stainless steel appliances and plenty of storage space to satisfy.
- 2.7m extra high ceilings throughout providing more natural lights and spacious feel.
- Private courtyard where you can unwind, enjoy a morning coffee, or host gatherings with family and friends.
- Single lockup garage.
- Low body corporate fee of only approx \$700/qtr.
- BCC Rates: \$480.95/qtr
- Rental appraisal: \$620-\$640/wk

The friendly community feel neighborhood vibe adds an extra layer of appeal, making you feel right at home from the moment you arrive. It's an opportunity to enjoy comfortable living in a prime location. Don't miss your chance to make this property your home.

Disclaimer: We, in preparing this information have used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liabilities in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Interested parties must rely on their own enquiries and information in the contract for sale.

Property Code: 985