

**34/18 Mornington Court, Calamvale, QLD, 4116**



**House For Sale**

Thursday, 21 November 2024

34/18 Mornington Court, Calamvale, QLD, 4116

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## TOP PICK FOR CONVENIENCE AND STRONG INVESTMENT RETURNS

This spacious three-bedroom townhouse offers the ideal blend of convenience, comfort, and strong investment potential. Perfectly positioned for easy living, it's within walking distance to major shopping centres, public transport, parks, and recreational facilities, making it a prime choice for first-time buyers, upsizers, or investors seeking high rental returns with strong tenant demand.

Features of this well-presented two-level townhouse include:

**Generous Layout:** A thoughtfully designed floorplan that maximizes space with plenty of natural light and airflow throughout the home.

**Access:** Entry via the front door or the garage with remote roller door.

A welcoming, air-conditioned open-plan lounge with natural-colored tiling, white interior walls, and modern downlights. Large windows and doors are secured with screens and fitted with blinds for privacy. The dining area is conveniently positioned opposite the neatly appointed kitchen, which includes breakfast bar seating, generous bench space, and ample cabinetry. The kitchen is fully equipped with a double sink, dishwasher, and quality cooking appliances.

Step outside to a tidy, private courtyard garden featuring a concrete patio area. This space offers great potential for creating a peaceful retreat for alfresco entertaining or relaxation.

Features:

- Downstairs Laundry & Powder Room: Conveniently located for easy access.
- Master Bedroom: A large master and ensuite bathroom with a shower and bath.
- Main Bathroom: A spacious, well-maintained bathroom with a full bath and separate shower.
- Storage: Linen cupboard and under-stair storage, offering ample space for your belongings.
- Ducted air conditioning.
- Renewed kitchen, laundry and freshly painted.

Enjoy access to the community swimming pool with shaded seating, visitor parking, beautifully maintained common gardens, and caretaking services. The Body Corporate levies are very reasonable, and the estate features a mix of owner-occupiers and tenants, contributing to a friendly and well-maintained environment.

Whether you're looking to invest or make this your next home, this property offers great potential. Don't miss your chance to inspect this weekend! For more information, contact us today.