

**13/18 Diane Court, Calamvale, QLD, 4116**



**Townhouse For Sale**

Tuesday, 19 November 2024

13/18 Diane Court, Calamvale, QLD, 4116

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



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## Modern Townhouse Living with Style and Comfort

### AUCTION DETAILS:

WHEN - 6:00PM WEDNESDAY 11TH DECEMBER 2024, DOOR OPENS AT 5:00PM

WHERE - THE GLEN HOTEL

24 GASKELL ST, EIGHT MILE PLAINS

Experience the ease of low-maintenance living in this spacious three-bedroom townhouse nestled within a welcoming Calamvale community. Combining modern comforts, functional design, and a vibrant location, this home is perfect for young families, first-time buyers, or savvy investors looking for a strong return on investment.

### Feature List:

- 3 Spacious Bedrooms with ceiling fans and built-in wardrobes
- Master Bedroom featuring a walk-in robe, private balcony, and modern ensuite
- Open-Plan Living and Dining area with air conditioning for year-round comfort
- Well-Appointed Kitchen with ample bench space, gas cooking, and a dishwasher
- Separate Downstairs Toilet for added convenience
- Continuous Hot Water System
- Low-Maintenance Courtyard with a covered patio, perfect for outdoor entertaining
- One-Car Garage with internal access
- Access to Complex Pool for relaxed leisure days

### Location Highlights:

- Education: Zoned for Calamvale Community College, offering quality education from Prep to Year 12.
- Parks & Recreation: Close to Calamvale District Park, featuring playgrounds, walking trails, and picnic areas.
- Shopping & Dining: Minutes from Calamvale Central Shopping Centre and Sunnybank Hills Shoppingtown, providing a variety of retail stores, supermarkets, cafes, and restaurants.
- Public Transport: Easy access to bus routes along Beaudesert Road, connecting to Brisbane CBD and surrounding suburbs.
- Community: Family-friendly neighbourhood with community amenities and a strong sense of security.

This townhouse offers an exceptional blend of lifestyle, convenience, and contemporary design. The open-plan living and dining area welcomes you with a bright, airy ambiance, flowing effortlessly to a private, outdoor courtyard—a great space for alfresco dining or unwinding with friends.

Upstairs, you'll find three spacious bedrooms designed for maximum comfort. The master bedroom serves as a private retreat, complete with its own balcony, a generous walk-in robe, and a modern ensuite. The remaining bedrooms offer built-in wardrobes and ceiling fans, ensuring everyone has their own personal sanctuary.

The kitchen is perfect for home cooks, boasting plentiful bench space, gas cooking, and a dishwasher to make meal prep and cleanup a breeze. Storage won't be an issue, thanks to smart design throughout the home. A separate downstairs toilet adds convenience for guests.

Enjoy summer days by the pool, available to all residents in this community-focused complex. The home's low-maintenance courtyard means you'll spend less time on upkeep and more time on the things you love.

Don't miss this rare opportunity to secure a modern, low-maintenance townhouse in sought-after Calamvale. Whether

you're looking for a place to call home or a strong addition to your investment portfolio, this property ticks all the boxes.

Contact Jason Song Team at 0478 568 566 to arrange your inspection today!

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