




68/36 Benhiam St, Calamvale, QLD 4116

Sold - 18/05/2024

Townhouse 3  2  2 



SOLD BY ALEX FAN

Conveniently positioned just off Beaudesert Road and with a litany of leisure facilities for the use of residents and their guests, this light and airy two-storey townhouse is a must-see for owner-buyers and investors.

Open for Inspection

By Appointment.

Highlights:

- Walk to parks & buses; 5-min drive to Calamvale Central & Calamvale Community College
- Appraised to reap an attractive weekly rental of around \$600 in current market
- Extra-large ground floor living space extending through kitchen/dining to a private courtyard
- Spacious double lock-up garage; access to the complex pool, tennis/squash courts, and gym
- Secure entry in/out of the complex + CCTV camera for extra peace of mind

While the floorplan might be a familiar one, with social spaces downstairs and sleeping quarters above, this townhouse sits apart from the pack with a more generous living room than most and a spacious 3.2m wide tandem double garage that also has handy access to an understairs storeroom.

A short pathway through tropical-style landscaped gardens leads to a lofty portico and a front door featuring sweet stained-glass detailing.

Inside, wall-mounted split system A/C units and ceiling fans keep the principal areas temperate year-round - including the tiled ground floor living room and all three of the carpeted bedrooms above.

Natural light streams into the lower level through a series of expansive screened windows; these run from the lounge into the adjacent kitchen and fan-cooled dining room, which then opens through a screened slider onto a lovely covered entertaining patio overlooking a private timber-fenced courtyard with an easy-care mix of gravel and lawn.

The central kitchen is another generous space offering abundant storage above and below the countertops. A nib wall keeps the washing-up area out of sight, and the mod cons - including a dishwasher, cooktop, and under-mount oven - are all-electric.

Elsewhere on the lower level a powder room sits opposite a dedicated laundry with direct access out to the clothes line.

Listed By

Peter Crowther
Phone: (07) 3344 0288
Mobile: 0411 866 008



Floorplan



68/36 Benhiam Street CALAMVALE

3 | 2.5 | 2 | 161m²



All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
Plans are shown for marketing purposes only.