

36/35 Clarence St, Calamvale, QLD 4116

Sold - 21/11/2021

Townhouse 3 2 2 2



## SOLD BY KEVIN AHN

The tenants have moved out and ready to be moved in!

Nestled within a quiet unit complex Mayfair Estate in the beating heart of Calamvale, this two-storey stand alone townhouse is the perfect family home in an area beloved by families, and for those seeking a worthwhile investment. An immaculate reserve backs onto this family home, serving breathtaking views throughout the home. Currently tenanted until November 2021. This residence is perfect for families seeking nature, privacy and comfort!

With reputable schools such as Calamvale Community College and Algester State School, just a walk away, this location is very popular with families. There are many shops and childcare centres nearby, as well as motorway access, Sunnybank Plaza and Garden City shopping centre, beautiful parks and playgrounds, buses and more.

As soon as you step into the main entry downstairs, you are ushered inside by a welcoming open plan living and dining room with air-conditioning and contemporary tones. This area is fully-tiled with effortless maintenance. Along with a double lock-up garage, additional storage can be located in a space under the stairs.

Alongside the family area is a generous kitchen which is well-appointed with ample storage and space for cooking, and a gas stove and range hood. There is even additional space to create a breakfast nook on the kitchen island!

All 3 bedrooms are large with plush carpet flooring, built-in wardrobes, and with air conditioning in the master bedroom. Connected to the master bedroom is a spacious ensuite equipped with a double vanity. A vibrant family bathroom is situated central to all three bedrooms, and includes a bath, shower and independent toilet facility for ease of access.

Additional features of this family home include:

- NBN connection
- Security Screens
- Double lock-up garage with driveway parking

### Listed By

Kevin Ahn  
Phone: (07) 3344 0288  
Mobile: 0488 088 599



### Open for Inspection

By Appointment.

Floorplan



36/35 Clarence Street CALAMVALE

LJ Hooker

Sunnybank Hills

3 Bed

2 Bath + Powder

2 Car

Internal 160m<sup>2</sup> |

Patio & Porch 24m<sup>2</sup> |

Total 184m<sup>2</sup> or 20 Squares

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