

54/8 Earnshaw St, Calamvale, QLD 4116

Sold - 8/08/2023

Townhouse 3  2  1 



## SOLD BY THE GILLESPIE TEAM

Pristinely low maintenance, this modern townhouse offers the perfect opportunity to purchase a solid investment or a comfortable first home. Situated in a small, quiet complex with ample visitor parking and an easy one-way round road into the complex, you'll enjoy a hassle-free lifestyle. The complex also boasts fantastic amenities including an on-site pool, barbecue area, and gym.

### Open for Inspection

By Appointment.

Inside, an open-plan air-conditioned lounge and dining area seamlessly flow into the modern kitchen, making it an ideal space for relaxation and hosting. Outside, a generous patio and terrace in the private, easy-care courtyard is perfect for entertaining. The location is unbeatable, as you'll be just a stroll away from parks, childcare, schools, and shops, catering to all your family's needs.

### Summary:

- Low maintenance, modern townhouse - a solid investment or first home
- Situated in small, quiet complex with plenty of visitor parking, one-way round road entry, on-site pool, barbecue area, and gym
- Open-plan air-conditioned lounge and dining area with modern kitchen including dishwasher
- Generous patio and terrace in a private easy-care courtyard
- Fantastic family-friendly location: just a stroll to parks, childcare, schools, and shops

This townhouse's complex is surrounded by beautiful parklands with fun adventure playgrounds, making it a haven for young families. It's also conveniently located within walking distance to schools and childcare, while a quick drive will take you to numerous shopping precincts, creating an effortless lifestyle.

- 550 m to Goodstart Early Learning Algester
- 650 m to Calamvale District Park
- 1.2 km to Algester State School
- 1.8 km to Calamvale Community College
- 2.5 km to Calamvale Marketplace
- 2.8 km to Calamvale Shopping Centre
- 3 km to Algester Asia Mart
- 3.4 km to IGA Algester

### Listed By

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

Steven Li  
Phone: (07) 46843



## Floorplan



**LJ Hooker**  
Property Partners

54/8 Earnshaw Street  
CALAMVALE

- 3 Bed
- 2 Bath + Powder
- 1 Car + Off-Street

Internal 129m<sup>2</sup>  
Patios & Balcony 21m<sup>2</sup>  
Total 150m<sup>2</sup>

**pdc.**

This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this floor plan without the consent of Pure Design Concepts. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken of building design. Find out more at [puredesignconcepts.com.au](http://puredesignconcepts.com.au)