

8/121 Palatine St, Calamvale, QLD 4116

Sold - 23/09/2023

Townhouse 3  2  1 



## SOLD BY THE GILLESPIE TEAM

Owner-buyers and investors are going to love this one equally! Boasting a space-savvy floorplan that gets more out of the two-storey townhouse format than most, this beauty is also fresh from a mini-makeover and awaiting its next chapter.

### Open for Inspection

By Appointment.

#### Highlights:

- New carpets and paint throughout its 141m2 of internal living
- Bonus study/rumpus on the newly carpeted upper level
- Large covered front balcony off the study with leafy estate views
- Covered patio off the dining room overlooking a fully fenced, no-mow yard
- Prized corner location in a small complex of only 11 properties

A short walk to handy bus stops along Gowan Road, the location of this townhouse - zoned for both Runcorn Heights State School and Calamvale Community College - is one of its finest assets. As well as occupying the estate's coveted corner spot, it's handy to several family-friendly parks, the local swim school, and only a 3-minute drive to Sunnybank Hills Shoppingtown - or a cruisy 15 on foot.

Like its neighbours, this townhouse sports a modern mixed-material (render and cladding) facade. On arrival, you'll first spot the remote access single garage at the end of the short drive (extra parking) then the spacious upper balcony where many lazy summer afternoons are sure to be spent.

Inside, the tiled lower level has a familiar floorplan with an air-conditioned combined living/dining/kitchen space running front to back - extending through screened sliders onto a rear patio and low upkeep courtyard - also accessed by a side gate.

The well-appointed, modern kitchen has ample storage, tiled splashbacks and all the mod cons - electric stove, stainless oven/rangehood/dishwasher. There's a handy brekky bar for two and a bespoke corner washing-up area with two circular basins - quite novel!

Rounding out the ground floor is a generous laundry off the kitchen, extending into a powder room.

A carpeted staircase with timber balustrade winds its way to the first floor landing and study/rumpus. Opening onto the front balcony through a screened slider

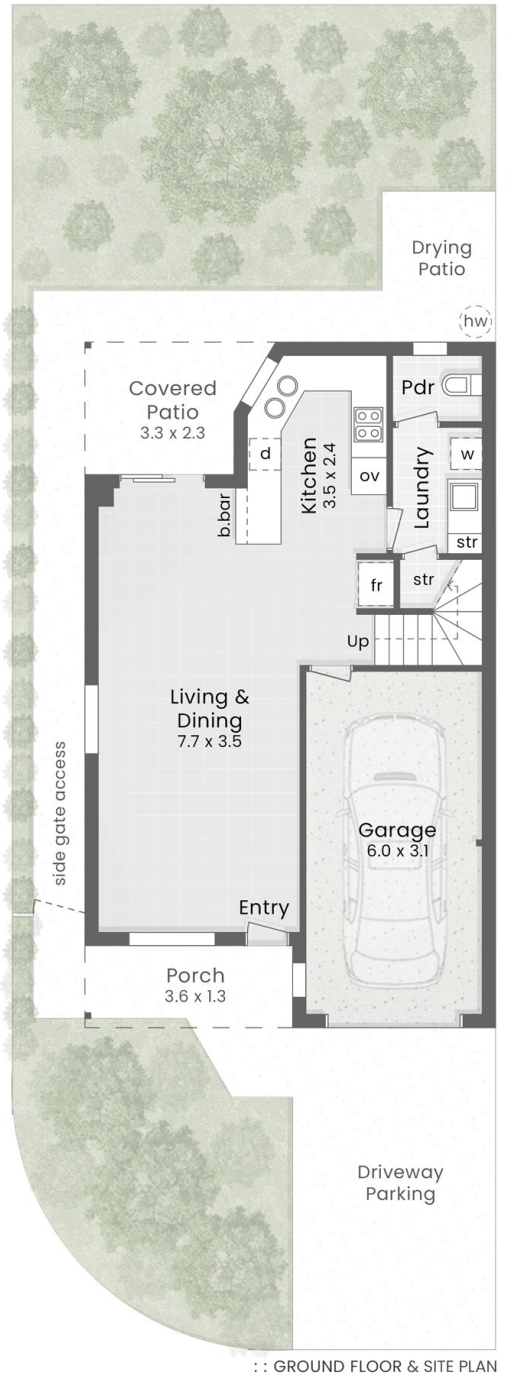
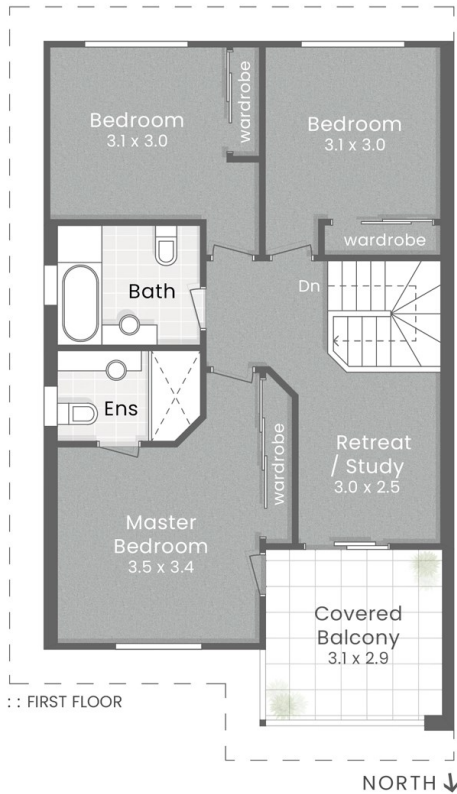
#### Listed By

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

Steven Li  
Phone: (07) 46843



## Floorplan



:: GROUND FLOOR & SITE PLAN  
DRIVEWAY ACCESS TO  
PALATINE STREET

**LJ Hooker**  
Property Partners

### CALAMVALE MANORS

8/121 Palatine Street

CALAMVALE

3 Bed + Study

2 Bath + Powder

1 Car + Off-Street

Internal 141m<sup>2</sup>

Balcony, Patio  
& Porch 21m<sup>2</sup>

Total 162m<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)