




55/36 Benhiam St, Calamvale, QLD 4116

Sold - 17/10/2023

Townhouse 3  2  2 



## SOLD BY THE KARL GILLESPIE TEAM

It's not often we come across a centrally located residential complex that offers such a smorgasbord of fully maintained, recreational amenities for its residents and their guests, so this beauty backing onto parkland will be like nectar to busy-bee buyers hunting for that perfect new home!

### Open for Inspection

By Appointment.

#### Highlights:

- Refurbished interior with freshly painted walls
- Prime corner pocket position within the complex
- Gorgeous views over the adjacent park from the arched upper balcony
- Ultra private grassy rear courtyard with high timber fences on all sides
- Superb onsite leisure facilities: pool, squash/tennis courts, gym and play area

Zoned for nearby Calamvale Community College and just a five-minute drive from the double garage to shops and services at Calamvale Central or Sunnybank Hills Shoppingtown, this property is as well-tailored to families as it is a couple or even a single buyer thinking to the future.

Behind the neat, rendered facade is a highly functional floorplan across two light-filled levels.

On the ground floor, warmly hued tiles run from the entry through an air-conditioned lounge into a well-appointed kitchen with an adjacent dining room overlooking the rear garden through screened glass sliders. Multiple banks of long windows, all screened for insect-free summer breezes - ensure this open-plan sociable space enjoys great natural light.

Upstairs, the three newly carpeted bedrooms are all fan-cooled, the master boasting bonus A/C, an ensuite, and a private balcony for enjoying morning cuppas or a cheeky sundowner while taking in the serene surrounds of the park behind.

The other two beds have space-saving built-in robes and access to a central main bathroom with both a shower and bathtub. There's also a handy guest toilet downstairs.

The grassy courtyard out back is a blank canvas for any budding green thumbs or leave it as a mow and go prospect and simply enjoy the fully maintained

#### Listed By

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

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Floorplan



TARAVILLE 55/36 Benhiam Street CALAMVALE

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

Internal 143m<sup>2</sup> | Porch, Balcony & Patio 10m<sup>2</sup> | Total 153m<sup>2</sup>

LJ Hooker  
Property Partners

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