

6/36 Benhiam St, Calamvale, QLD 4116

Sold - 6/11/2023

Townhouse 3 2 2



## SOLD BY THE GILLESPIE TEAM

For sale by Karl Gillespie and Steven Li, this sophisticated and pristine three-bedroom townhouse in Calamvale epitomises comfort and class. Showcasing brand-new carpets and fresh paintwork throughout, the air-conditioned living areas are marked by a unique and spacious layout. The central kitchen, complete with a dishwasher, blends functionality with style. Outside, an ultra-private expansive grassy backyard pairs with a cosy patio for intimate entertaining. The complex enhances your lifestyle with a pool, squash and tennis courts, gym, and children's playground. All of this is just a leisurely walk away from parks, buses, shops, childcare, and schools.

### Open for Inspection

By Appointment.

#### Quick Summary:

- Sophisticated and pristine three-bedroom townhouse with brand-new carpets and fresh paintwork
- Unique and spacious air-conditioned living areas featuring a classy central kitchen with dishwasher
- Ultra-private, expansive grassy backyard with a cosy patio for intimate gatherings
- Peaceful complex with on-site amenities including pool, squash and tennis courts, gym, and playground
- Conveniently located within walking distance to parks, buses, shops, childcare, and schools

Situated in an exceptionally accessible yet tranquil suburban neighbourhood, the location offers impeccable walkability, ideal for young families or couples.

- 130 m to Riverina Street Park
- 400 m to bus stop
- 1.2 km to Calamvale Central
- 1.3 km to Sunnybank Hills Shoppingtown
- 1.5 km to Seedlings & Co.
- 1.8 km to Calamvale Community College

The townhouse is part of a serene and well-maintained complex, featuring on-site amenities such as a pool, fully equipped gym, squash and tennis courts, and a children's playground.

The modern rendered townhouse itself offers both privacy and style, framed by lush hedges on one side and a fence line on the other, flanked by trendy, easy

#### Listed By

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