

13/77 Menser St, Calamvale, QLD 4116

Sold - 24/01/2024

Townhouse 3  2  1 



## SOLD BY THE GILLESPIE TEAM

Well-equipped for all-season comfort with reverse cycle A/C wall units and ceiling fans throughout, this easy-care brick-built townhouse is in a delightfully landscaped residential complex within easy reach of every amenity.

### Open for Inspection

By Appointment.

#### Highlights:

- Brand new carpets up the staircase and into the 3 bedrooms
- 120m2 of internal living with substantial storage across the two levels
- Private, fully fenced yard with fan-cooled, covered alfresco entertaining patio
- Secure remote control single garage + adjacent carport for additional parking
- Very reasonable Body Corporate (BC) fees

The presentation of this estate is top-notch. The properties themselves are well-maintained and the common spaces - including a handy covered BBQ and dining gazebo overlooking an expansive stretch of lawn (perfect for footy or a cricket match!) - are beautifully manicured as part of your BC.

This townhouse sports a highly functional small-family or share-house floorplan: the tiled lower level has an open-plan kitchen/dining/living area, multiple storage cupboards, the laundry and a powder room - while the newly carpeted first floor is home to three bedrooms, including a master with ensuite, and a main bathroom.

The two-toned kitchen has a dishwasher, electric cooker/oven, and a lengthy breakfast bar with a built-in double sink and draining board. There's ample above/below bench storage, and the views across the combined lounge/dining area out to the leafy patio through a door-height windowpane with screened sliders on either side, create a serene and welcoming vibe.

Upstairs, all the bedrooms have A/C, ceiling fans, and built-in wardrobes. The main bathroom has a shower/bath combo unit and a semi-recessed basin inside a big vanity with cupboards and drawers. The same vanity unit is in the master ensuite which has a generous glass-enclosed shower.

A handy linen press on the top floor, together with the under-stair storage and store area off the kitchen below, ensures there's a place to stash everything.

On the location front, the nearest bus stop is a short stroll, or stretch your legs for 9 to reach lovely Calamvale District Park for exercise and nature play. Head out the single garage and reach Calamvale Community College in 3 minutes or Calamvale Marketplace in 4.

#### Listed By

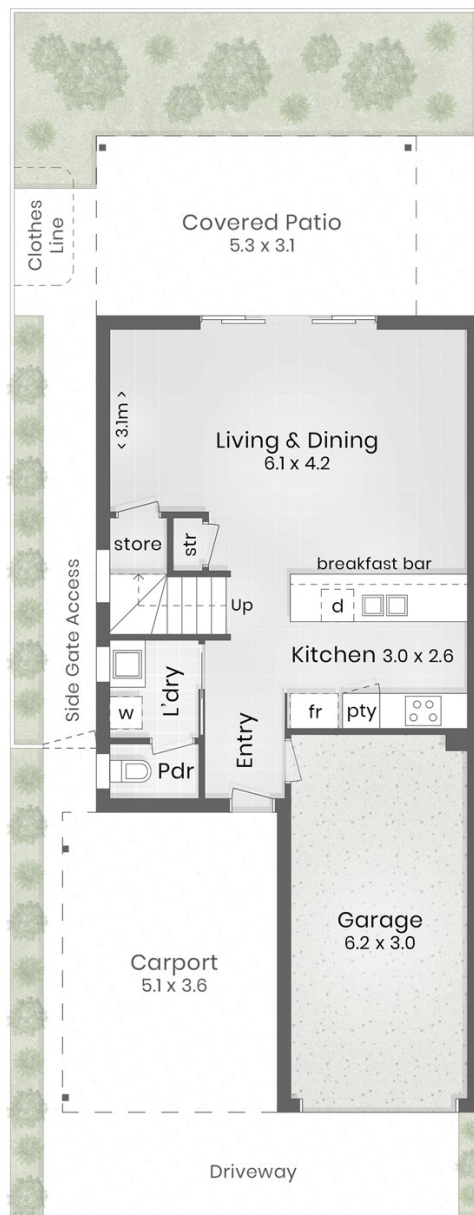
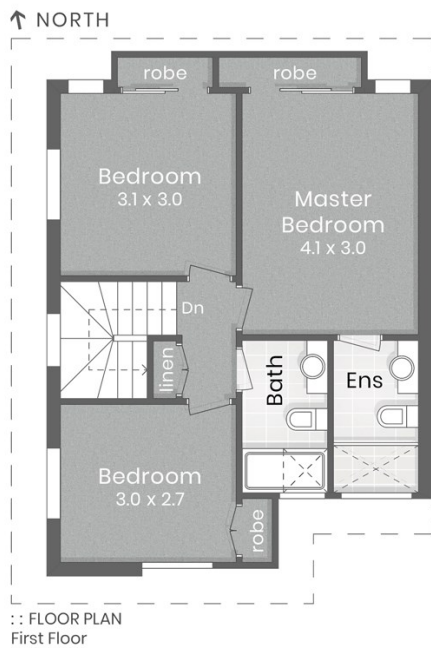
Peter Crowther

Phone: (07) 3344 0288

Mobile: 0411 866 008



Floorplan



:: FLOOR PLAN & SITE PLAN  
Ground Floor

DRIVEWAY ACCESS TO  
MENSER STREET

**LJ Hooker**  
Property Partners

**BEAULIEU**  
13/77 Menser Street  
CALAMVALE

- 3 Bed
- 2 Bath  
+ Powder
- 2 Car

Internal 120m<sup>2</sup>  
Patio 17m<sup>2</sup>  
Carport 19m<sup>2</sup>  
Total 156m<sup>2</sup>

**pdc.**

DISCLAIMER: 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 [www.puredesignconcepts.com.au](http://www.puredesignconcepts.com.au)