

40/2 Diamantina St, Calamvale, QLD 4116

Sold - 17/04/2024

Townhouse 3  2  2 



## SOLD BY THE GILLESPIE TEAM

A breezy 10-minute stroll to Calamvale Community College and shady Calamvale District Park with its zipline, slides, BBQ facilities and off-leash dog area, this family-friendly three-bedroom townhouse is part of Nottingham Square residential estate that offers residents and guests year-round access to a fully maintained inground pool.

**Open for Inspection**

By Appointment.

### Top features:

- Modern, rendered facade with a rare side-by-side auto entry double garage
- Only 1km (3-minute drive) to Calamvale Marketplace for groceries, chemist, eats and treats
- Combined living, dining and kitchen area with A/C on the tiled lower level
- 3 fan-cooled, carpeted bedrooms upstairs: master with bonus A/C, a WIR, ensuite & balcony
- Spacious undercover alfresco entertaining area overlooking fully fenced, lawned yard

If you're after a minimal maintenance homelife, this property is your answer. Inside, durable one-sweep floor tiles span the high-traffic ground level where the bulk of family life will take place in the open-plan living, kitchen and meals area - whether that's just you and your partner socialising with friends, or with a couple of kids in tow.

The kitchen has a practical layout with neutral tones chosen for the abundant bench space, along with the joinery above and below, and one-wipe splashback tiles fitted behind the gas cook top. The dishwasher is conveniently located just under the draining board attached to the handy dual sink.

This air-conditioned social zone extends through a screened glass slider onto a good-size covered patio with room for another 6-person dining table for when you want to entertain outside within the privacy of your fully fenced backyard.

A carpeted staircase winds its way to the first floor where the accommodations await. All up, there are three fan-cooled, carpeted bedrooms - two with built-in robes and shared use of a main bathroom; one of these enjoys access to a private balcony, something the master also boasts - along with a wall-mounted A/C unit, a walk in-robe and its own ensuite.

The extras we love about this townhouse include the peace of mind that comes with security screened windows and sliding doors, the generous storage across its two light-filled levels, and the convenience of side-by-side secure parking for two vehicles.

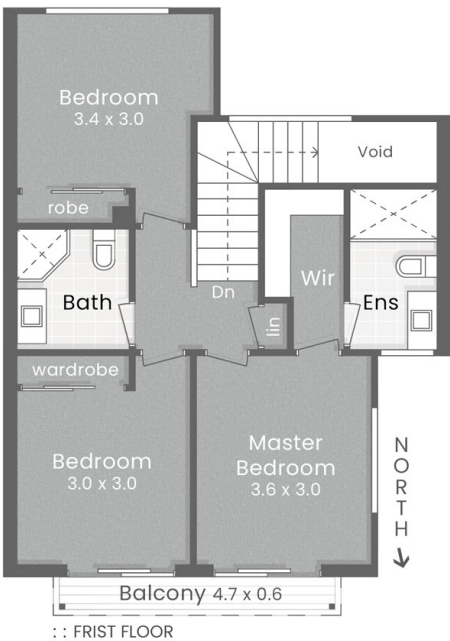
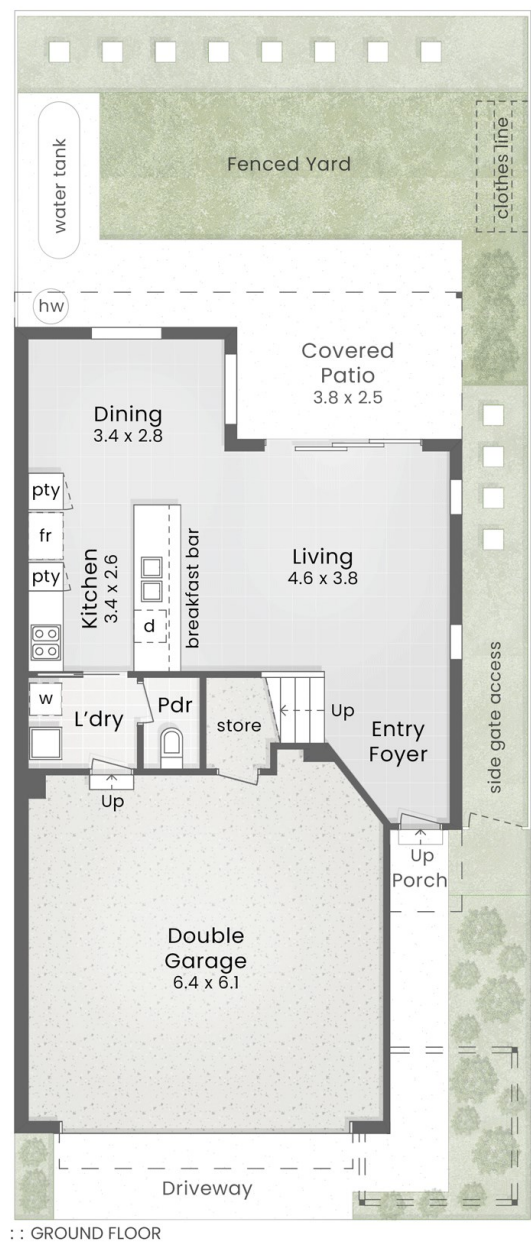
### Listed By

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Floorplan



LJ Hooker  
Property Partners

40/2  
Diamantina Street  
CALAMVALE

- 3 Bed
- 2 Bath + Powder
- 2 Car

Internal 147m<sup>2</sup>  
Balcony, Patio  
& Porch 14m<sup>2</sup>  
Total 161m<sup>2</sup>

pdc.

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