

166/85 Nottingham Road, CALAMVALE, QLD 4116

ART DECO IN THE HEART OF CALAMVALE!

This beautifully presented three-bedroom townhouse offers the perfect blend of style, comfort and convenience. Designed with modern living in mind the home features an open-plan layout that flows seamlessly from the living and dining areas to the private outdoor pergola, ideal for entertaining or relaxing in peace.

Inside you'll find three spacious bedrooms all with ceiling fans and air conditioning in each. The master bedroom boasts a generous walk-in robe and ensuite, while the additional bedrooms are serviced by a sleek main bathroom and a separate powder room downstairs for guests. The modern kitchen combined with the light-filled living and dining space creates a warm and inviting atmosphere perfect for everyday living.

Step outside to enjoy your private low-maintenance gardens or take full advantage of the incredible lifestyle on offer with access to premium community facilities including sparkling in-ground swimming pools, a fully equipped gymnasium, tennis court and BBQ area.

Marketing Agent Luke van Wijk says "This townhouse delivers the ultimate lifestyle package â## low-maintenance living combined with unbeatable community facilities. Whether you're downsizing investing or looking for your first home this one is all about

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TYPE: For Sale

INTERNET ID: 37P5963

SALE DETAILS

CONTACT AGENT

CONTACT DETAILS

Elders Real Estate Shailer Park

4/54 Bryants Road
Shailer Park, QLD
(07) 3440 8500

Luke Van Wijk
0438 015 656

comfort and convenience."

INSIDE:

- Three bedrooms
- Ceiling fans and carpet in bedrooms
- Airconditioning in all bedrooms and downstairs living area
- Master bedroom with WIR and ensuite
- Two bathrooms
- Powder room downstairs
- Open planned living and dining

OUTSIDE:

- Double car garage
- Pergola area
- Colourbond fence with matching garden shed
- Lockable Colourbond side access to private courtyard
- Corner townhouse with garden frontage
- Low maintenance gardens
- Access to premium community amenities: in-ground swimming pools, tennis court, BBQ area and a fully equipped gymnasium

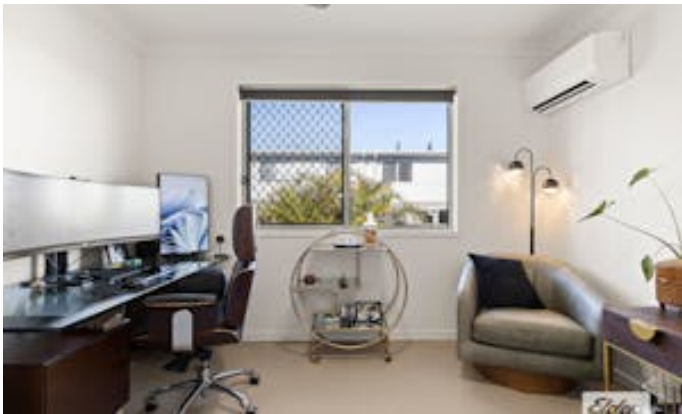
LOCATION:

- 2-minute drive to Woolworths Calamvale for everyday convenience
- 5 minutes to Calamvale Community College, within the local school catchment
- 6-minute drive to Drakes Parkinson for additional grocery needs
- 8 minutes to Algester Asia Mart for specialty shopping
- 9-minute drive to both Calamvale Central and Sunnybank Hills Shopping Centre for retail, dining, and services
- 400m to bus stop with direct routes (150, 140) to Garden City, Brisbane City, and Sunnybank Plaza

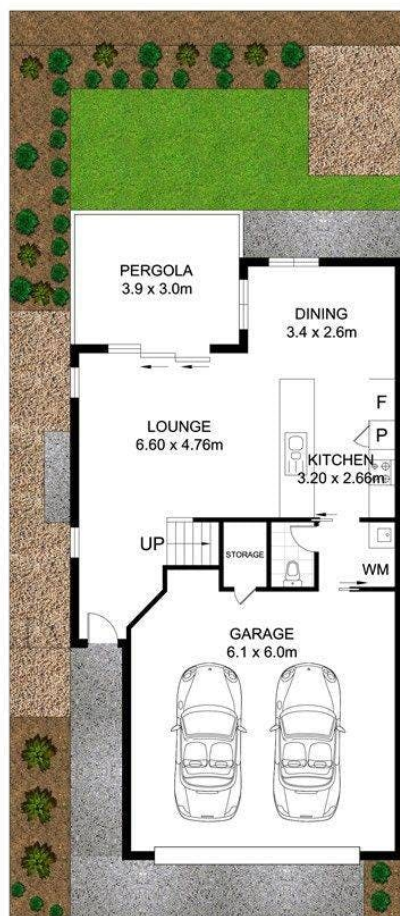
Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport

- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2
- Ensuite

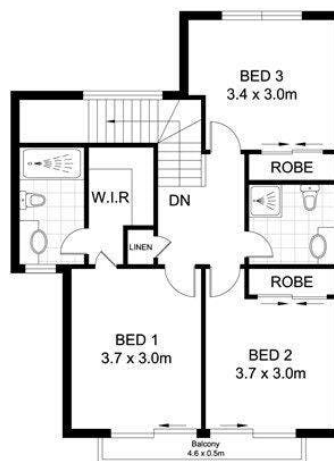








GROUND LEVEL



FIRST LEVEL



Scale in metres, indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT : 104.42 m²
EXT : 13.70 m²
GARAGE : 36.84 m²



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