

FOR SALE



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## 50/96 Formby Street, Calamvale

3 2 1

\*Central location, perfect family home and high investment return - \$365p.w.! \*

**Price:** UNDER CONTRACT

**View:** [remax.com.au/property-details/20600873](http://remax.com.au/property-details/20600873)

The RE/MAX Simon Au Team proudly presents to you this sensational family townhome situated in one of the best positions of Calamvale! You are within this highly sought after "Calamvale Grove" complex with electric front gate, swimming pool and BBQ, landscaped gardens, where you can enjoy the perfect resort style living!

**Simon Au**  
**M** 0433 221 723

The location is second to none, you are directly opposite the well-regarded Wisdom College, walking distance to the Calamvale district park and city buses are right at your doorsteps. The Parkinson Plaza,

RE/MAX Masters, Coopers Plains

Calamvale Community College, Calamvale Central, Sunnybank Hills Shopping town are also just minutes away, everything is at your fingertips!

Exception features include:

- Desirable north – south aspect
- Solid brick and tile construction
- King size master bedroom with ensuite bathroom and private balcony
- 3 bedrooms with built in robes and ceiling fans
- Internally repainted
- Newly installed laminated flooring to the main area
- Brand new carpets to the stairs and the upper level
- Updated bathroom
- Air-conditioned living and dining areas
- Gourmet kitchen with quality appliances and plenty of storage
- Brand new rangehood
- Independent laundry room and powder room
- Massive courtyard with a covered patio
- Swimming pool
- Single garage with remote control and an additional driveway parking
- Complex with swimming pool and BBQ
- Onsite management
- High rental return, rental estimate \$365 per week
- Secure gated complex with intercom
- Close to public transport, 100m stroll to city buses

This is truly an exceptional townhome with everything you want and very well priced!

CONTACT SIMON AU NOW FOR MORE INFORMATION.

THIS HIDDEN GEM WON'T LAST LONG!