

Under Contract



Unit 53, 11 Butler Cres, Calamvale



## MODERN 3-BED HOME WITH SOLAR, A/C, AND 2-CAR GARAGE IN FRIENDLY COMMUNITY!

Discover this exceptional townhouse nestled in a quiet, family-oriented neighborhood, offering a serene and welcoming atmosphere. Surrounded by lush greenery and positioned within walking distance to Calamvale Parkland, this home provides a peaceful sanctuary for relaxation and outdoor enjoyment amidst lush natural surroundings. The neighbourhood exudes a sense of community and stability, making it an ideal place for families seeking comfort and tranquillity."

Just a short distance to public transport and Calamvale Marketplace Shopping Village, this residence ensures effortless access to everyday amenities. A quick 3-minute drive takes you to Calamvale Shopping Centre and Sunnybank Hills Shopping Centre, while renowned public and private schools, childcare centres, diverse dining options, and entertainment venues are all conveniently nearby. Experience the best of suburban living

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Price	For Sale
Property Type	Residential
Property ID	1279

### AGENT DETAILS

Peter Yap Lic 3909784 - 0450 700 711

### OFFICE DETAILS

iSale Property - Eight Mile Plains  
2497 Logan Rd Eight Mile Plains,  
QLD, 4113 Australia  
(07) 3219 8500



combined with urban convenience.

#### Key Features:

- Spacious open-plan living and dining areas, ideal for entertaining and everyday living
- Modern kitchen featuring elegant stone benchtops and premium appliances
- Master bedroom with private ensuite
- Additional generously sized bedrooms, perfect for family or guests
- Ceiling fans installed in all bedrooms for enhanced comfort
- Air conditioning in all bedrooms and living areas to stay cool year-round
- Fully fenced private courtyard, perfect for outdoor entertaining and pets
- Double lock-up garage with internal access for convenience and security
- Newly installed 6kW solar panel system, reducing energy costs and supporting sustainability
- Low body corporate fees, making this an excellent investment opportunity

Enjoy a lifestyle of unparalleled convenience with nearby amenities such as Calamvale Market Town, Calamvale Central Shopping Centre, Sunnybank Hills Shopping Centre, and Algester Shopping Centre. Top educational institutions like Calamvale Community College, along with a variety of dining, entertainment, and recreational options, are all within easy reach.

Don't miss this fantastic opportunity! Contact Peter Yap today at 0450 700 711 or via email at [peter@isaleproperty.com.au](mailto:peter@isaleproperty.com.au) to schedule your private inspection and secure this wonderful Calamvale townhouse as your new home.

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