



## Calamvale

### Menser Views

This contemporary, new townhouse development is set amongst the fast growing South Brisbane suburb of Calamvale, situated within the Brisbane LGA Region. This popular community is only approximately 30 minutes from the Brisbane Central Business District and 45 minutes from the beautiful Gold Coast.

- 3 Bedrooms
- 2.5 Bathrooms
- 1 & 2 Car garages options
- Air Conditioning
- Fans throughout
- Courtyard with Landscaping included
- Swimming pool
- Recreational spaces
- Units in complex: 42
- Body Corporate: \$39.90 pw approx
- Land sizes available: 137.3 – 162.6 sqm
- Rental Appraisal: \$430 pw approx.
- \*Council Rates: \$1,500 pa approx
- \*Water Rates: \$1,500 p.a approx
- FULL TURNKEY PACKAGES

The suburb of Calamvale is increasingly in demand, and it's easy to see why, due to its reputation as a safe, friendly and conveniently located area. Access to local schools and childcare make it particularly attractive to families with children. Situated near local shopping areas, medical facilities and public transport, this location is perfect for new home buyers and investors.

\*Every care has been taken to provide an approximate figure for council rates and water rates from the Brisbane city council however, these figures are subject to change and are only an indicative figure for marketing purposes.



From \$414,900

ID# 11811100590



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