



85 Menser St, Calamvale



Garage - Sectional overhead door with colorbond finish & remote control unit
Windows & Sliding Doors - Powder coat aluminium with barrier screens (downstairs only) and insect screens to top floor
Termite Protection - Penetrations & perimeter system
Hot Water System - Electric storage unit or electric continuous hot water unit
Courtyard - Private fully fenced
Clothesline - Hills wall mounted
Amenities - Swimming pool
Landscaping - Professional landscaping to townhouse & common areas
Parking - Ample visitor car parking
Driveways - Concrete driveways (asposed)
Internal Roads - Concrete

Electrical - USB points to Kitchen and Bedrooms, Telephone/TV points etc, earth leakage safety switch, smoke detectors & generous amount of lighting & power points, television antenna
Insulation - Ceiling batts
Paint - Washable paint to walls
Doors - Modern flush panel with stylish door furniture
Robes - Mirror sliding doors
Stairs - Carpeted, aluminium balustrade & timber rails
Blinds - Roller blinds & venetians throughout
Flooring - Porcelain tiles or timber look flooring (Stone polymer composite) to Living areas, porcelain tiles to wet areas and carpet to bedrooms & stairs

BATHROOM & LAUNDRY
Showers - Semi-frameless glass shower with pivot action door
Bath - Acrylic or similar



BRAND NEW TOWNHOUSE CALAMVALE ONLY A FEW LEFT!

Registration December 2021.

This beautiful townhouse will be among only 39 others, with low bodycorp, 4 beds, 2 bathrooms, 1 powder room, 2 garages.

All new quality inclusions.

Mensor Residences is one of Heran Building Groups newest residential communities.

Calamvale is only 30 mins by car to Brisbane CBD and under an hour to the beautiful Gold Coast.

Whether you are a new home buyer or are looking to invest, Mensor Residences ticks all the boxes.

The suburb of Calamvale is populated by an estimated 17, 124*, with over 75%* owner-occupied dwellings.

Boasting 4 bedroom, double garage townhouses throughout, this boutique development offers quality fixtures & fittings in a highly sought-after location.

Located just minutes to Calamvale Community College, Early Learning Centres and public transport, epitomising excellent value

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

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Price	\$478,000
Property Type	Residential
Property ID	75
Floor Area	124 m2

AGENT DETAILS

Aiyub Khan - 0406 427 990

OFFICE DETAILS

Future Properties Group Pty Ltd
 287 Algester Rd Algester, QLD, 4115
 Australia
 0406 427 990

