



10 Copia Street, Calamvale

## SOLD BY JACKSON CHOW & DEBBIE CHOW

Discover the pinnacle of modern family living at 10 Copia Street, an architecturally designed residence situated in the highly sought-after Sunflower Manor Estate. This north-facing sanctuary combines striking 5m high glass windows with an expansive floorplan to create a home bathed in natural light and sophisticated style.

### Highlights:

- North-facing home with 5m high ceilings and glass windows for a light-filled main lounge
- Gourmet chef's kitchen equipped with 6-head gas cooktop, stone benchtops, soft closing cabinets, and walk-in pantry
- Versatile spaces with dedicated media room, a large family room, and a wide niche open office area
- Palatial Master Suite with His & Hers walk-in robe and private ensuite
- Prime location walking distance to City Express buses (140 & 150), Calamvale Marketplace, and Calamvale Community College

### SOPHISTICATED LIGHT-FILLED LIVING

Past the electric gate and through the large wide timber door, experience the grandeur of 5m high ceilings with glass windows to flood the lounge and primary living areas with natural light. Large

4 2 2

**FOR SALE**  
Under Contract

### AGENTS

Jackson Chow  
0435 998 468  
jacksonchow@ljhpp.com.au

Debbie Chow  
0411 138 328  
jacksonchowssa@ljhpp.com.au

### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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porcelain tiles underfoot lead you through a masterfully planned floorplan.

Whether you are relaxing in the dedicated media room at the front of the home or utilising the spacious family room at the rear, the property offers a variety of zones to suit your family's evolving needs. Adjoining the family room is a versatile, wide-niche office space - an open and airy design that keeps you connected to the family while providing a dedicated area for productivity.

#### CULINARY EXCELLENCE AND MASSIVE OUTDOOR ENTERTAINING

The chef's dream kitchen is meticulously appointed with a six-head gas cooktop, premium stone benchtops, and soft-closing cabinetry. A generous walk-in pantry ensures effortless organisation for the home cook.

For those who love to host, take full advantage of the seamless transition to the outdoors featuring a massive outdoor entertaining area with a high ceiling and a big deck, making it the ideal setting for weekend BBQs with friends and relatives.

#### EXPANSIVE BEDROOM DESIGNED FOR COMFORT

The sleeping quarters are equally impressive, featuring four large bedrooms designed for maximum comfort. The master suite serves as a true sanctuary, boasting His & Hers walk-in robes and a private ensuite.

#### SMART DESIGN AND MODERN EFFICIENCY

Practicality is woven throughout the home, including a large laundry with overhead storages, a dedicated storage room, and new LED downlights. Environmental efficiency is also prioritised with a 5,000L water tank and split-system air conditioning for year-round climate control.

#### LOCATION IS EVERYTHING

The location is simply unbeatable, situated within walking distance to City Express Buses 140 and 150, Calamvale Marketplace, and Calamvale Community College and few minute drive to Stretton State College.

With the M2 and M6 motorways only a 3-minute drive away, and major shopping hubs like Calamvale Central and Sunnybank Hills Shoppingtown are just moments from your door, this is a rare opportunity to secure a premier lifestyle in a blue-chip pocket.

Offering the rare combination of volumetric space, modern luxury, and an unbeatable location, 10 Copia St is a home you must experience in person. Interest in this blue-chip pocket is at an all-time high and now is the time to act. Contact Jackson & Debbie today.

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Sunnyvale Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker  
Property Partners  
ABN 39 633 082 112 / 21 107 068 020

## MORE DETAILS

Property ID B42QF4R  
Property Type House  
Land Area 800 m2  
Including Ensuite  
Study  
Air Conditioning  
Deck  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Solar Panels  
Water Tank

### Jackson Chow 0435 998 468

Agent/Independent Contractor | [jacksonchow@ljhpp.com.au](mailto:jacksonchow@ljhpp.com.au)

### Debbie Chow 0411 138 328

Agent with Jackson Chow | [jacksonchowssa@ljhpp.com.au](mailto:jacksonchowssa@ljhpp.com.au)

### LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109

[propertypartners.ljhooker.com.au](http://propertypartners.ljhooker.com.au) | [sunnybankhills@ljhpp.com.au](mailto:sunnybankhills@ljhpp.com.au)





4 + 1 2 2 282sqm



Scale in meters. Indicative only. Dimensions are approximate.  
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