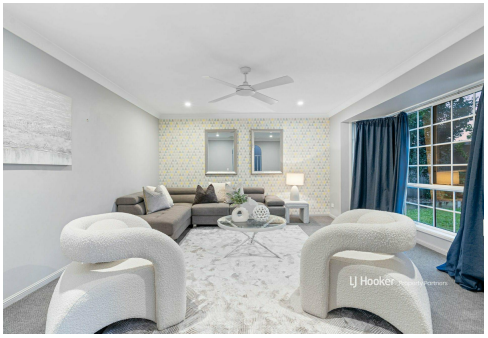
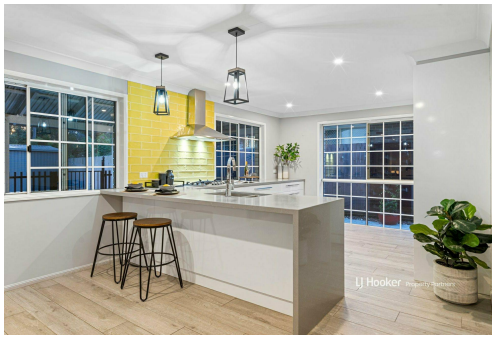
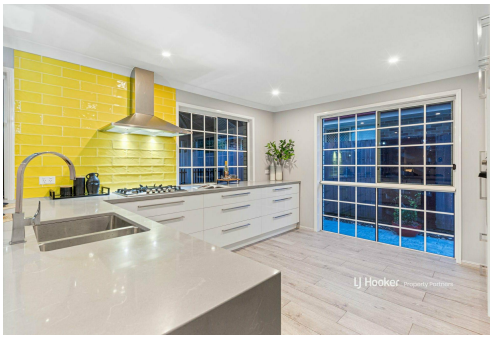








Calamvale, 10 Orania Crescent

SOLD BY THE FLORENTZOS TEAM

4 3 2 1

Backing on to parklands and in a highly sought after location this impressive two-storey home has a well thought out floorplan that will appeal to most! Relax in one of the multiple light-filled living spaces downstairs, or entertain from the chic kitchen which flows out to the spacious rear entertaining. Upstairs features four bedrooms plus an additional study. The backyard also features a sparkling inground pool and nothing but leafy parkland over the back fence.

Highlights:

- Light and airy combined kitchen, living, dining area with A/C + a carpeted family room
- Designer kitchen with stone benches, stainless mod cons, pendant lights over the dining bar
- Vibrant pops of yellow tiling on splashbacks in kitchen, laundry & downstairs bathroom
- 4 plush carpeted beds - all with fans, the master also with A/C, a sitting area, WIR, & ensuite

For Sale
Please Call

View
ljhooker.com.au/B1XTF4R

Contact

Peter Florentzos
0414 311 526
peterflorentzos@ljhpp.com.au

Kathy Lu
0448 614 495
kathylu@ljhpp.com.au

LJ Hooker

LJ Hooker Property Partners
07 3344 0288

Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- Huge fan-cooled, feature paved rear patio spanning the length of the home

A gorgeous arched window forms the centrepiece of a beautiful brick and render façade, easily enjoyed from the street thanks to an expansive 20m frontage. The driveway passes through double gates up to an auto-entry two-car garage, with a pathway up to the covered front porch over the entrance into a foyer with a gorgeous cascading pendant light falling from the soaring void over the staircase.

Big banks of multi-panelled windows on both levels, including a sweet set of bay windows in the front family room, ensure this home is bathed in glorious natural light - creating a welcoming and peaceful retreat from the rest of the world.

Downstairs, in addition to the fan-cooled family room, there is a hybrid floored open-plan kitchen, living, dining area at the back, opening through sliders onto a covered entertaining patio. Overlooking lush lawns and the tempting inground pool, this stellar alfresco space extends the length of the home so you can set up the BBQ gear down one end and a big table at the other, keeping the cooking and feasting well-distanced for maximum, smoke-free enjoyment!

The kitchen deserves special mention for its designer fit-out comprising chic stone bench tops pendant lighting over the breakfast bar, a statement stainless rangehood over a big gas cooker, and a bend-free wall-mounted oven. Wait till you get your first gorgeous glimpse of the daffodil yellow colour palette chosen for the tiled splashbacks in here, as well as the laundry off the adjacent lounge, and in the downstairs bathroom.

Upstairs, four bedrooms await - all carpeted with ceiling fans, the more lavish master an end-of-day sanctuary for world-weary parents with A/C, a retreat area, walk-in robe, and a showstopping ensuite with two separate vanity units housing above counter basins, stylish mirrors, and a strikingly patterned feature wall among the floor-to-ceiling tiling. The other beds share a luxe bathroom of their own with an integrated basin in its long vanity, a bath and shower, and more eye-catching tiling choices. There's also a fashionable wallpapered study on this level - perfect for two.

From this suburban sanctuary where your kids can splash about in their own pool and enjoy the Queensland sunshine in the private surrounds of their huge backyard backing onto trail-filled parkland, you're still well-connected to everything. There's a good variety of shops, eateries, and health care services just 9 minutes on foot at Calamvale Gowan Plaza, or you can jump in the car and drive to Calamvale Central in 5 minutes, Sunnybank Hills Shoppingtown in 6, or Woolies at Calamvale Marketplace in 8!

Reward yourself with a home that feels more like a retreat, all while still being surrounded by ultra convenience! Contact Peter Florentzos and Kathy Lu for more information on how to secure this home as your own.

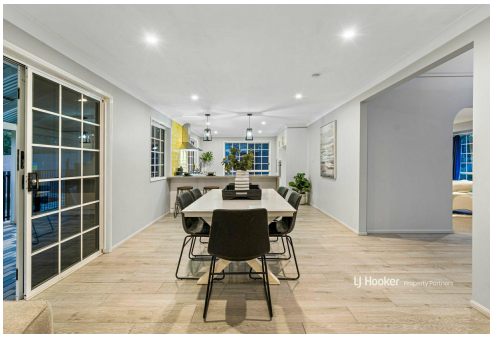
AEAF Investments Pty Ltd T/A Peter Florentzos Properties
with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 50 133 677 319 / 21 107 068 020

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and

interested parties must solely rely on their own enquiries.











More About this Property

Property ID	B1XTF4R
Property Type	House
Land Area	720 m²
Including	Ensuite Study Alarm Pool Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

Peter Florentzos 0414 311 526
Partner and Agent/Independent Contractor | peterflorentzos@ljhpp.com.au
Kathy Lu 0448 614 495
Agent to Peter Florentzos | kathylu@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288
25 Pinelands Road, SUNNYBANK HILLS QLD 4109
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au

Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



: : FLOOR PLAN
First Floor

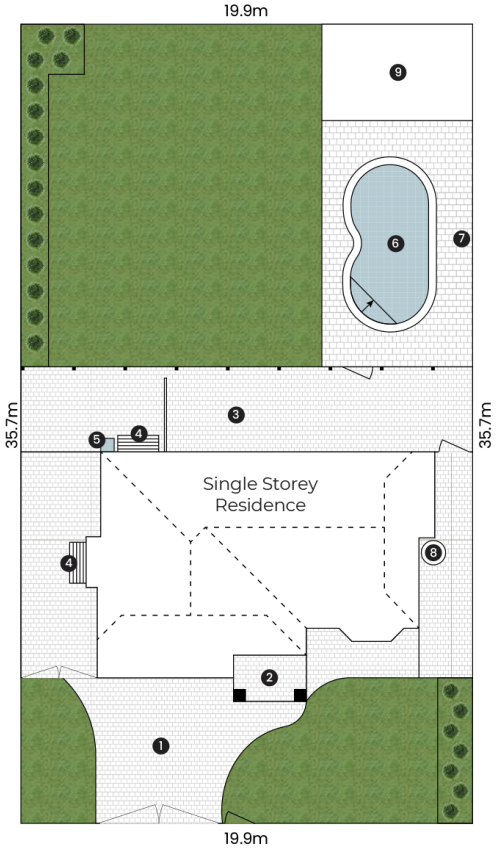


: : FLOOR PLAN
Ground Floor

N
O
R
T
H
→

LEGEND

1. Driveway Parking	2. Porch
3. Patio	4. Clothes Line
5 Hot Water Tank	6 Pool
7 Pool Area	8 Gas Cylinder
9 Shed	



ORANIA CRESCENT

10 Orania Crescent, Calamvale

720m² | 4 Bed | 3 Bath | 2 Car

Internal 222m² | Alfresco 68m² | Total 290m²

LJ Hooker
Property Partners

DISCLAIMER: This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of Pure Design Concepts. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken of building design. Find out more at **puredesignconcepts.com.au**

pdc.

LJ Hooker

LJ Hooker Property Partners
07 3344 0288

Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.