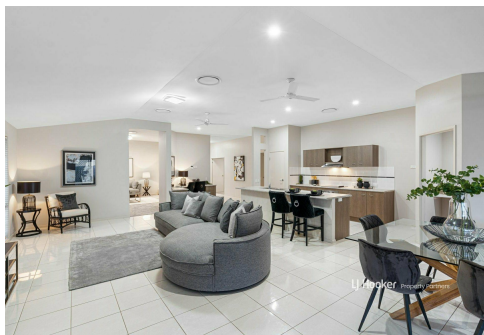


LJ Hooker Property Partners



## Calamvale, 12 Bala Place

Must Be Sold!

Experience the height of contemporary living in this flawless brick lowset, meticulously maintained and recently updated with new carpets and fresh landscaping both front and back. This stylish residence offers a seamless blend of modern luxury and family-friendly features, making it the perfect place to call home. Join us on a tour of this stunning property and discover the lifestyle benefits it has to offer.

Highlights:

- Flawless lowset meticulously maintained with new carpets and fresh landscaping front and back.
- Large open-plan kitchen, living, and dining area with built-in desk/study nook and stunning cathedral ceilings, plus a huge separate carpeted family room.
- Expansive decked patio overlooking a pristine landscaped fenced backyard with easy-care AstroTurf, great for entertaining.



**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.

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2

2

**For Sale**  
Please Call

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[ljhooker.com.au/B1WYF4R](http://ljhooker.com.au/B1WYF4R)

**Contact**  
**Peter Florentzos**  
0414 311 526  
[peterflorentzos@ljhpp.com.au](mailto:peterflorentzos@ljhpp.com.au)

**Ling Li**  
0403 192 378  
[lingli@ljhpp.com.au](mailto:lingli@ljhpp.com.au)

**LJ Hooker Property Partners**  
**07 3344 0288**

- Four bedrooms with built-in robes, master with dual walk-in robes, immaculate original ensuite with dual vanity, and private access to the front yard.
- Leisurely walk to local parks, buses, shops, childcare, and primary school.

Nestled in a whisper-quiet street, this home offers the perfect setting for family living. Enjoy a leisurely walk to nearby parks, convenient bus stops, local shops, and quality childcare and primary school facilities. The area's serene atmosphere and close-knit community make it an ideal location for families seeking both tranquillity and convenience.

- 240 m to Highlands Drive Park
- 300 m to Algester Road Park
- 500 m to Central Park Shopping Mall
- 800 m to bus stop
- 1.3 km to Calamvale Central
- 1.4 km to Sunnybank Hills Shoppingtown
- 1.6 km to Goodstart Early Learning Algester
- 1.6 km to Algester Asia Mart
- 1.8 km to Algester State School
- 2.9 km to Calamvale Community College

Tucked away on a tranquil, secluded street with a flawless frontage, this pristine brick lowset home boasts a painted driveway leading to a double garage. A neat pedestrian pathway concludes at the front porch beside the fenced-off front yard, creating a welcoming and immaculate atmosphere.

Step inside and be greeted by a glistening tiled hallway that leads you through a sleek, modern floorplan. The journey begins with a massive, newly carpeted family lounge featuring a raked ceiling and dazzling lighting--a chic space perfect for formal entertaining or sublime family relaxation.

As you continue, you'll find a vast open-plan tiled lounge and dining area adorned with stunning cathedral ceilings, ceiling fans, and gleaming lights, ideal for sophisticated entertaining or indulgent unwinding. This area also includes a study nook with a bespoke built-in desk, for added versatility, and seamlessly connects to the modern open kitchen.

This contemporary culinary zone is neutrally finished with ample bench and cupboard space. It boasts a lengthy dining bar and island bench, along with electric appliances, including a dishwasher, providing home cooks with an effortless cooking experience.

Outdoors and indoors merge seamlessly with wide sliders leading to the expansive decked patio. This private and soothing space for alfresco gatherings overlooks a pristinely landscaped fenced backyard, populated by trendy shrubs and featuring an easy-care patch of AstroTurf for little feet, whether furry or not, to play freely.

Returning inside, you'll discover four newly carpeted bedrooms, two with built-in robes, and the enormous master featuring his and hers walk-in robes. The master also benefits from an immaculate original ensuite with a dual vanity and large shower, along with private access to the front yard, which can act as a secluded parental retreat. A pristine shared bathroom and separate water closet complete the floorplan.



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#### Additional Features:

- Solar panels
- Water tank
- Ducted air conditioning throughout

This flawless lowset home offers a contemporary and stylish lifestyle in a family-friendly location. Don't miss the opportunity to make this modern marvel your own. Contact Peter Florentzos or Ling Li today to find out more and arrange your inspection before it goes to auction.

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

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## More About this Property

<b>Property ID</b>	B1WYF4R
<b>Property Type</b>	House
<b>Land Area</b>	700 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank

**Peter Florentzos 0414 311 526**

Partner and Agent/Independent Contractor | peterflorentzos@ljhpp.com.au

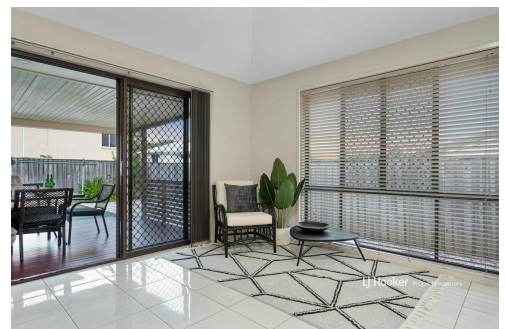
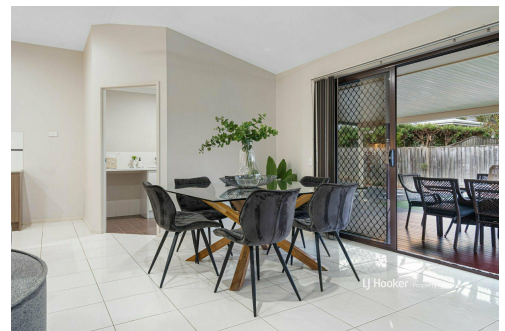
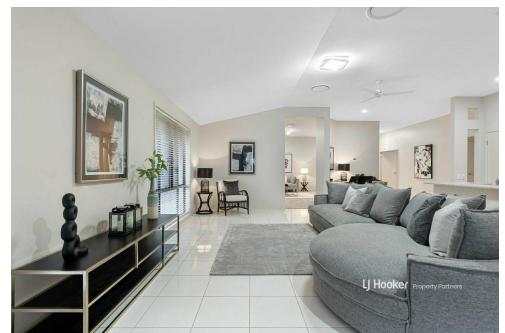
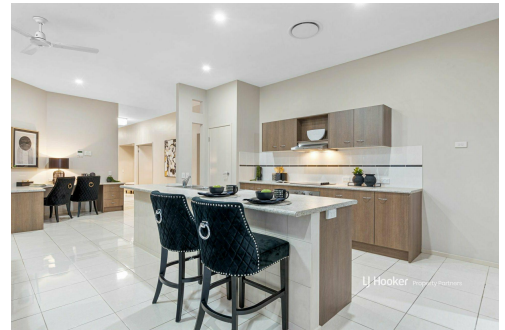
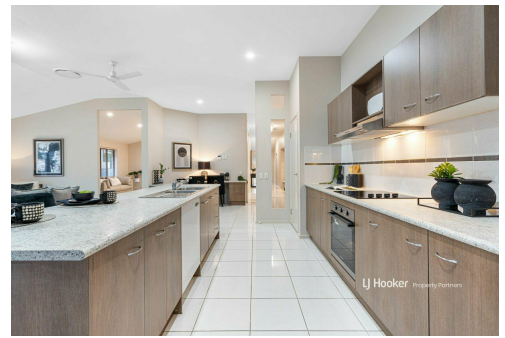
**Ling Li 0403 192 378**

Buyer Concierge to Peter Florentzos | lingli@ljhpp.com.au

**LJ Hooker Property Partners 07 3344 0288**

25 Pinelands Road, SUNNYBANK HILLS QLD 4109

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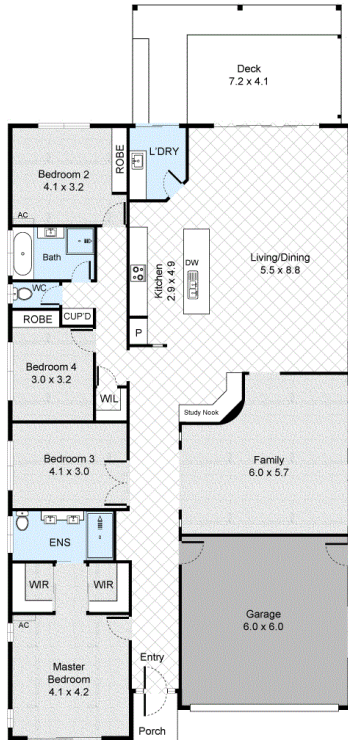


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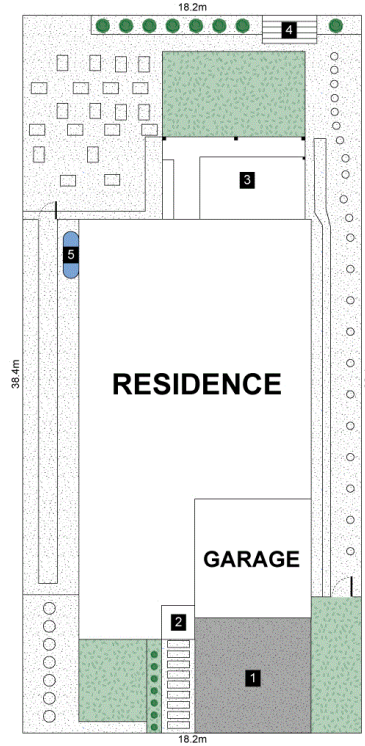
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## 12 Bala Place, Calamvale

4 Bed 2 Bath 2 Car



FLOOR PLAN



SITE PLAN

All information contained herein is gathered from our 3D scanned tours via Matterport. Whilst the 3D scanning technology is very accurate we cannot guarantee its accuracy and interested parties should rely on their own enquiries.



### LEGEND

1. Driveway
2. Porch
3. Deck
4. Clothes Line
5. Water Tank

Internal : 247m<sup>2</sup>  
External : 30m<sup>2</sup>  
Land Size : 701m<sup>2</sup>

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