



12 Semper Place, Calamvale

SOLD BY JACKSON CHOW & DEBBIE CHOW

Walking distance to a park, city-bound buses and Calamvale Marketplace, this 4-bed lowset is big on social spaces, including a fan-cooled outdoor patio, and is essential viewing for buyers with lively youngsters or who love to entertain.

Highlights:

- In a prize pocket of Sunflower Manor, minutes by car/bike to Calamvale Community College
- Freshly painted inside + new energy-efficient LED light/fan combos in all beds & living areas
- Carpeted formal lounge + a combined tiled kitchen/family living/dining area with A/C
- Master with A/C, patio access, WIR + ensuite with twin vanity, shower & corner spa bath
- 3 more carpeted beds with BIRs, second bathroom with shower & tub, vanity outside

CURB APPEAL

Nestled on a north-facing block behind a picture-perfect front lawn and well-loved garden beds that frame the paved driveway, this is a refined residence that puts its best foot forward from the get-go.

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FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Property Partners
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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.

 LJ Hooker

SPACIOUS & LIGHT-FILLED LIVING

Inside, the home has an easy feel about it, with the living and sleeping areas all generously sized and capturing abundant natural light through their lovely big, screened windows. From the tiled entrance, a short passage leads to a combined living/dining/kitchen area, or you can walk straight into a carpeted formal lounge which connects to the main hub through double doors.

OUTDOOR ENTERTAINING

Extending through sliders onto a long outdoor patio where a fan keeps the air moving all summer long, the tiled social zone can handle the foot traffic that will move constantly between the grassy back yard and the brekky bar for refuelling!

GOURMET KITCHEN

The kitchen is a major drawcard, being equally flash and functional. Illuminated by pendant lights, the brekky bar has a marble-like waterfall top that amps up the style factor and provides a home for a twin sink, dishwasher and display shelving/storage on the stool-side. There's a shuttered nook for stashing the coffee machine and toaster, a stainless wall oven, and electric cooker.

SPACIOUS COSY BEDROOMS

Carpeted to keep toes cosy, the bedrooms are contained within their own wing, the luxe master with patio access of its own, a custom-kitted WIR, A/C to match the unit in the main living area, and a large ensuite with a step-up spa bath, shower and twin vanity. The other rooms have BIRs and use of a guaranteed no-line-up, 3-way bathroom with a shower and tub.

ADDITIONAL FEATURES

Extras to further entice include an alarm and vacuum system, garden shed, built-in storage in the double garage, as well as 2 hall closets and a linen press outside the laundry.

LOCATION, LOCATION, LOCATION

Everyone will love the little shortcuts that get you easily on foot to Beaudesert Rd to hail a bus into town, or just up to Calamvale Central/SBH Shoppingtown. Calamvale Marketplace/Yuen's Market is a short walk, as is the nearest park, and in less than 3-minutes by car you can be hitting the M2/M6.

Be bid-ready at auction & be the family that spends their first Christmas here in a matter of months!

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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 B3JEF4R
Property Type House
Land Area 500 m2
Including Ensuite
Air Conditioning
Alarm
Dishwasher
Built-in-Robes
Remote Garage
Water Tank

Jackson Chow 0435 998 468

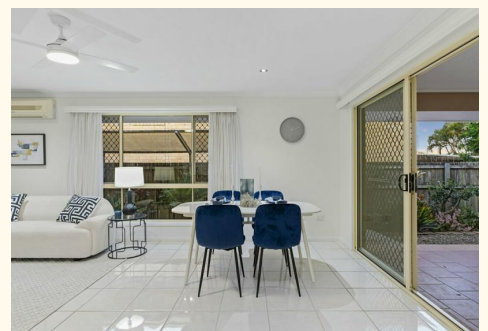
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Scale in meters. Indicative only. Dimensions are approximate.
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