



13 Camplin Place, Calamvale

## SOLD BY THE FLORENTZOS TEAM

Tucked away in a quiet cul-de-sac, this beautiful Plantation Homes residence blends refined style with thoughtful design. Behind its secure gated entry, you'll find a home where every detail has been considered - from the sleek, stone-finished kitchen to the enviable master retreat - all perfectly positioned within strolling distance to schools, shops, and transport.

### Top 5 Features at a Glance:

1. Immaculately presented - move straight in with nothing to do.
2. Four spacious living areas, plus modern kitchen with stone benchtops and huge island counter.
3. Fantastic rear alfresco entertaining area with outdoor TV, overlooking the sparkling in-ground pool and tiled courtyard.
4. Sprawling master retreat with private front balcony, plus ducted air-conditioning, security cameras, and solar panels.
5. Prime location - within Calamvale Community College catchment, walking distance to city buses, parks, shopping, and dining.

This is a home that understands the art of balance. It's as suited to quiet moments with a book on the balcony as it is to weekends filled with laughter, music, and a splash in the pool. Step through the front

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### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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gate and you're welcomed by clean lines, easy-care landscaping, and an unmistakable air of privacy.

Inside, the spaces flow perfectly together. At the heart of the home, the kitchen combines style and practicality with expansive stone benchtops, a gas cooktop, a huge island bench, and a walk-in pantry for your ultimate storage needs. Its open connection to the living and dining spaces makes it perfect for busy mornings and weekend gatherings alike.

With four separate living areas - including a media room, upstairs lounge, formal lounge, and open-plan family zone - there's flexibility for every stage of family life. Sliding doors open to the covered alfresco, where ceiling fans, an outdoor TV, and clear pool views set the scene for summer BBQs and easy entertaining. The tiled courtyard offers extra space for gatherings, all with the sparkling in-ground pool as the centrepiece.

Upstairs, the master bedroom is a true retreat. A generous walk-in robe, double-vanity ensuite, and private balcony give you space to begin and end the day entirely on your own terms. Three additional bedrooms, all with built-ins, share a well-appointed family bathroom.

Ducted air-conditioning keeps the home comfortable year-round, while a water tank, solar panels and security cameras add value and peace of mind.

In this location, convenience comes built in. Calamvale Community College is just a short walk away, the city bus is a quick stroll, and parks, playgrounds, and shopping centres (including Calamvale Marketplace) are all nearby. You're also close to an array of elite Stretton schools and highway access points. This kind of convenience is essential to modern family life.

This is a home of substance and style, designed for the way modern families live - secure it today with Peter Florentzos and Kathy Lu.

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 DETAILS

Property ID B3CGF4R  
Property Type House  
Land Area 580 m2  
Including Ensuite  
Study  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Toilets (3)  
Alarm  
Pool  
Courtyard  
Balcony  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Water Tank

### **Peter Florentzos 0414 311 526**

Partner and Agent/Independent Contractor |  
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### **Kathy Lu 0448 614 495**

Sales Associate to Peter Florentzos | kathy.lu@ljhpp.com.au

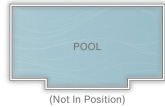
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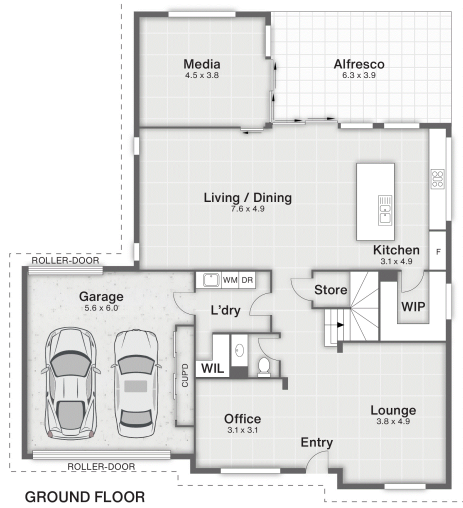




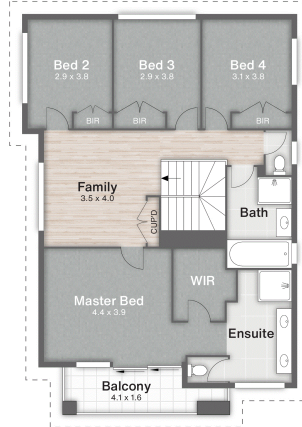
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GROUND FLOOR



FIRST FLOOR

- 1 Porch
- 2 Garage
- 3 Alfresco
- 4 Pool
- 5 Shed



13 Camplin Place CALAMVALE

4 | 2 | 2 | 314m<sup>2</sup> | 580m<sup>2</sup>



**DISCLAIMER**  
This is not a legal document; all measurements and dimensions are approximate and are subject to errors, omission or misstatement. No liability will be accepted. Plans are shown for marketing purposes only.