

14 Van Wirdum Place, Calamvale

## FULLY RENOVATED CUL-DE-SAC HOME WITH NEW KITCHEN, BATHROOMS & ROOF




Auction Location: Onsite and online via Realtair

Positioned at the end of a quiet cul-de-sac, this extensively renovated home offers a rare combination of quality, convenience, and low-maintenance living. With approximately \$100,000 invested into major upgrades, every key element has already been taken care of allowing you to move in with confidence and enjoy the finished result from day one.

Originally updated as a long-term family home, the property has been thoughtfully improved with a focus on durability, functionality, and clean, modern finishes throughout. From the new kitchen and bathrooms to the newly updated roof and refreshed exterior, this is a home where the hard work has already been done.

### Key Features:

- Fully renovated with approximately \$100,000 in upgrades
- New kitchen, two updated bathrooms, and newly painted roof
- Quiet cul-de-sac position with minimal traffic

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### AUCTION

Sat 23rd May @ 9:30AM

### VIEW

Wed 13th May @ 5:00PM - 5:30PM

### AGENTS

Jackson Chow  
0435 998 468  
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Debbie Chow  
0411 138 328  
jacksonchowssa@ljhpp.com.au

### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Rendered exterior with refreshed landscaping and strong street appeal
- Wide driveway providing additional off-street parking
- Open-plan living and dining with excellent natural light
- Covered outdoor entertaining area overlooking low-maintenance yard
- Artificial turf, updated fencing, and garden shed
- Split-system air conditioning and security camera system
- Within minutes to schools, shops, parks, and public transport

#### MODERN LIVING WITH NOTHING LEFT TO DO

At the centre of the home is a completely new kitchen designed for everyday practicality. Featuring a large island bench, generous storage, and quality appliances, it connects seamlessly with the dining and living areas making it ideal for both family life and entertaining.

The open-plan layout creates a natural flow between indoor and outdoor spaces, with direct access to a covered alfresco area that functions as an extension of the living zone. Whether it's weekend barbecues or relaxed evenings at home, the setup is simple, functional, and easy to maintain.

The backyard has been designed with low upkeep in mind, featuring artificial turf and refreshed fencing offering a clean, usable space without the ongoing maintenance.

#### UPDATED INTERIORS FOR COMFORT AND PRACTICALITY

Both bathrooms have been fully renovated with modern finishes, including a private ensuite to the master bedroom. Laminated timber flooring runs throughout, adding warmth while remaining durable for everyday use.

Split-system air conditioning ensures comfort through all seasons, while the overall layout provides a balance of open living and private retreat spaces for the household.

#### QUIET POSITION WITH EVERYDAY CONVENIENCE

Set in a peaceful pocket, the home is within easy reach of local parks including Peden Court Park and Hamish Street Park, both just a short walk away. Families will appreciate the proximity to Calamvale Community College, only minutes by car.

Shopping and dining options are close by at Calamvale Central and Sunnybank Hills Shoppingtown, with convenient access to major roads and public transport, including nearby bus services.

Property like this won't last long. Contact Jackson and Debbie Chow today for more information.

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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 9ATHF4R  
Property Type House  
Land Area 468 m2  
Including Ensuite  
Air Conditioning

### Jackson Chow 0435 998 468

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

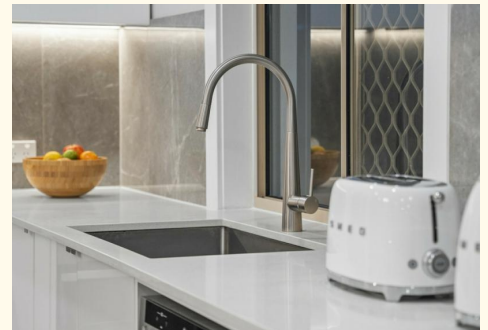
### Debbie Chow 0411 138 328

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

### LJ Hooker Property Partners 07 3344 0288

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  2
  175sqm



Scale in meters. Indicative only. Dimensions are approximate.  
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