

## Calamvale, 16 Wisteria Place

Incredible all-season entertainer in Stretton Catchment

Boasting a bespoke design where angled rooflines over a rendered facade set against an exotic palm creates a striking first impression, a sprawling interior with casual and formal social spaces, and outdoor entertaining areas that flow one to the other, this prestige one-owner family residence is a true original!

### Highlights:

- Perfect South facing with great Northern backyard
- Cul-de-sac with prestige properties around
- Hard wood timber floored formal lounge, adjacent dining room
- Spacious tiled family living/meals area
- Chic pendants over kitchen dining bar, Miele cooktop/oven/dishwasher, SMEG rangehood
- 6 x A/C and 8 Ceiling Fans
- 5 carpeted beds, 3 with WIRs, master has separated His & Hers WIRs + ensuite &



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**For Sale**  
Please Call

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

balcony

- Interconnected outdoor patio, deck & balcony wrap around the interior living spaces
- Secure double garage with side storage/work area, CCTV for peace of mind

Lovingly cared for by its one-time owners, this amazing abode is ready to welcome its next custodians who will savour her stylish and spacious surrounds and appreciate the walking distance location to Stretton State College.

Across a wide 19.8m frontage, an intercom entry pedestrian gate/pathway leads to the double door main entry, past tiered landscaped garden beds and a driveway to a double garage with a valuable storage/work area to one side with custom shelving and drawers.

A mix of flooring has been deftly used to define key areas and provide cosy comfort where needed most. All the bedrooms, 2 down/3 up, are carpeted, with deluxe but durable tiles through the open plan kitchen/family/casual meals hub and timber floors through the formal lounge and dining rooms. Every bedroom and living area enjoy the comfort of A/C and ceiling fans - with screened sliders also extending the interior social zones with breezy outdoor spaces.

Overlooking the casual meals/family living area, the kitchen is the size you'd expect to cater to a home like this and has looks to match! Abundant cabinetry sports a walnut timber-look finish, including a dining bar illuminated by drop pendants, pump-in fridge, glass splashback and gleaming electric appliances are a high-end mix of Miele and SMEG.

Of the 2 downstairs bedrooms, the one near the laundry has a BIR with the other ideally equipped as a long-stay or guest room with its walk-in robe and 2-way ensuite. Above, 2 bedrooms both with built-in desk, share a stunning family bathroom with a shower and tub, one of these with a WIR. Occupying the entire front wing, the master is a heavenly sanctuary with two WIRs, each with loads of hanging racks and shelving + a dresser/full length mirror in one, an ensuite with twin vanity and private balcony.

Wrapping around one side of the house is an incredible continuing entertaining zone that starts with a mountain view huge covered outdoor dining area off the formal lounge/dining and continues across an open-air timber deck to a covered tiled patio off the family room with built-in bench seating that rises to lush lawns and extends onto another open-air area that would be great for ball games.

Zoned for Stretton State College, a 2-minute drive will get you to the drop-off point or the kids can walk themselves to school in 20 minutes through a nearby park. Calamvale Central, SBH Shoppingtown and Calamvale Marketplace are all about 2km from your door with ALDI at Drewvale handy for quick pick-ups without parking stress.

This one-of-a-kind haven needs to be explored in person to be truly appreciated! See you soon!

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Sunnyvale Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners



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## More About this Property

Property ID	B2EDF4R
Property Type	House
Land Area	650 m <sup>2</sup>
Including	Ensuite Study Air Conditioning Balcony Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage Water Tank

### Jackson Chow 0435 998 468

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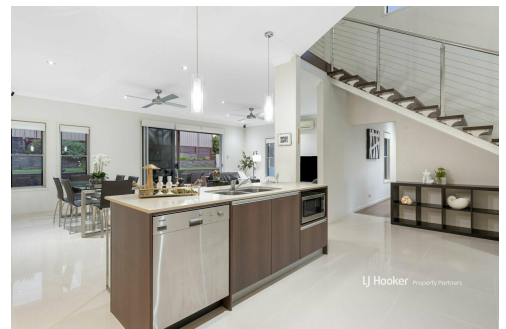
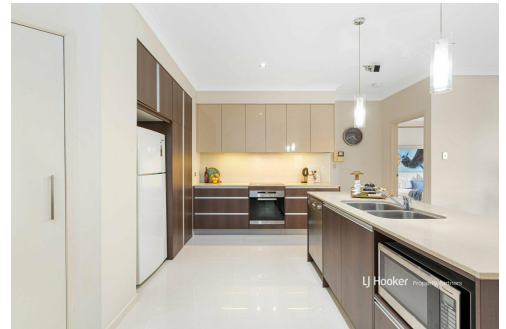
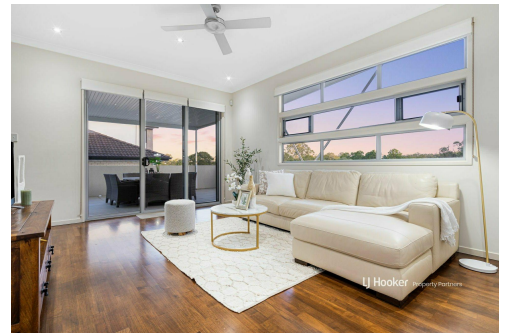
### Debbie Chow 0411 138 328

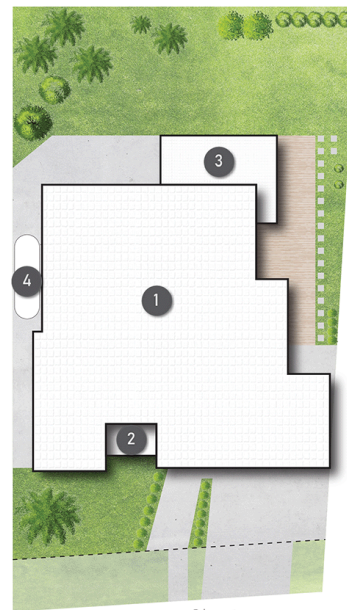
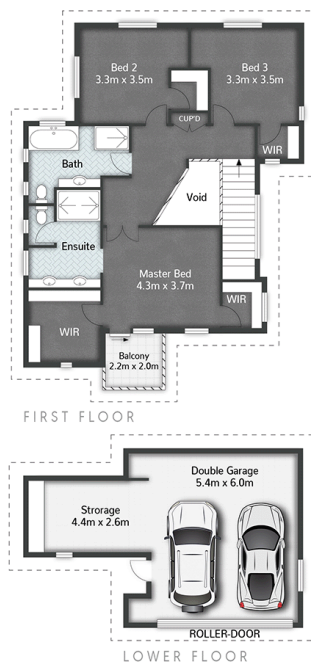
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- LEGEND**
- 1 RESIDENCE
  - 2 BALCONY
  - 3 PATIO
  - 4 WATER TANK



16 Wisteria Place **CALAMVALE**

5 | 3 | 2 | 418m<sup>2</sup>

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.



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