

2 Parklands Street, Calamvale

## SOLD BY JACKSON CHOW & DEBBIE CHOW

Privately positioned behind established gardens on a **GENEROUS 830m2** corner block, prepare to be impressed with not just the scale of this vast 4-bedroom brick lowset, but the many stylish upgrades undertaken throughout its most recent chapter, and the unique decor details!

### Highlights:

- Generous 830m2 corner block with SUB-DIVISION potential (STCA)
- Spacious 400m2 livings with NORTH-SOUTH FACING
- Quality carpet in the sunken lounge room and bedrooms
- Grand entry & hallway with hybrid flooring
- Formal living & dining (with fireplace, RAKED CEILING)
- MULTI-PURPOSE 36SQM RUMPUS for entertainment or POTENTIAL GRANNY FLAT
- RENOVATED KITCHEN fit out with Miele & SMEG electric appliances, stone waterfall-style benchtops
- ENORMOUS MASTER ROOM WITH RETREAT, adjoining sitting room, WIR, ensuite
- 3 kid's beds in a separate wing, all with BIRs & sharing a full bathroom with shower & tub

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### FOR SALE

Please Call

### AGENTS

Jackson Chow  
0435 998 468  
jacksonchow@ljhpp.com.au

Debbie Chow  
0411 138 328  
jacksonchowssa@ljhpp.com.au

### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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 **LJ Hooker**

The one-of-a-kind entry into this feature-filled home is a celebration of Australian fauna and flora. Across the fascia of the gabled porch and on panels embracing the front door, are stained-glass windows featuring the native trees and everyone's favourite feathered friend, the kookaburra!

Inside, the abundant living spaces are cleverly laid out to group the carpeted formal areas with the parent's-only retreat and place the everyday hubs closer to the kids' wing. United by hybrid timber floors, the casual social zone comprises an open-plan kitchen/meals area and sunken lounge. White and bright, the renovated kitchen has a stone-topped waterfall-style island prep bench at its centre, its induction cooktop serviced by a statement stainless rangehood.

In the adjoining formal dining area and lounge, raked ceilings heighten the sense of space while a brick framed open fireplace and timber-lined walls amp up the cosy factor. As you entertain in here, kids can get as rowdy in the big, carpeted rumpus at the opposite end of the house, off the laundry.

Accommodation-wise, the 3 kids' rooms share a full bathroom with shower and tub, the luxe master in a private wing, incorporating a generous sleeping area with built-in dresser, a retreat/reading room, massive WIR, and a big ensuite with twin vanity and roomy shower plus direct access to your own garden.

For outdoor activities, you're spoilt for choice with places to settle into. As well as the long, north-facing verandah, there's a timber alfresco entertaining deck off the kitchen with an adjustable vergola roof.

The list of upgrades to this home is extensive, but highlights include the fancy kitchen refit, ducted AC, fans, roof insulation, the open-air timber deck off the laundry, vertical blinds, block-out curtains and two Hot Water System. All this, plus the peace of mind of 5-yearly white ant protection top ups, solar, a big shed, 3000L water tank and a watering system to keep the garden green and bird-friendly!

Finally, a short drive from the double garage will get you most places: Calamvale Central/SBH Shoppingtown (2-minutes), the M2 (4), Runcorn Heights State School & Calamvale Community College (5), and there's a lovely open park right across the road if the kids want to kick a footy.

Family homes don't come better equipped than this, so be auction-ready or make an offer today.

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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 B3EXF4R  
Property Type House  
Land Area 830 m2  
Including Study  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Solar Panels  
Water Tank

### Jackson Chow 0435 998 468

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

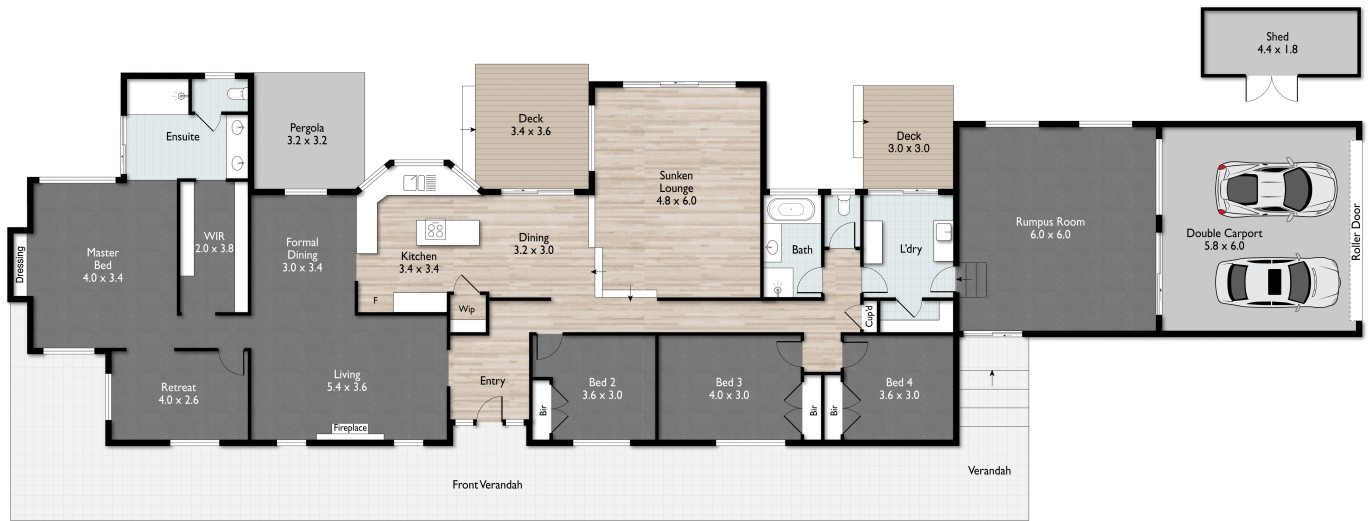
### Debbie Chow 0411 138 328

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

### LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109  
[propertypartners.ljhooker.com.au](http://propertypartners.ljhooker.com.au) | [sunnybankhills@ljhpp.com.au](mailto:sunnybankhills@ljhpp.com.au)





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Scale in meters. Indicative only. Dimensions are approximate.  
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