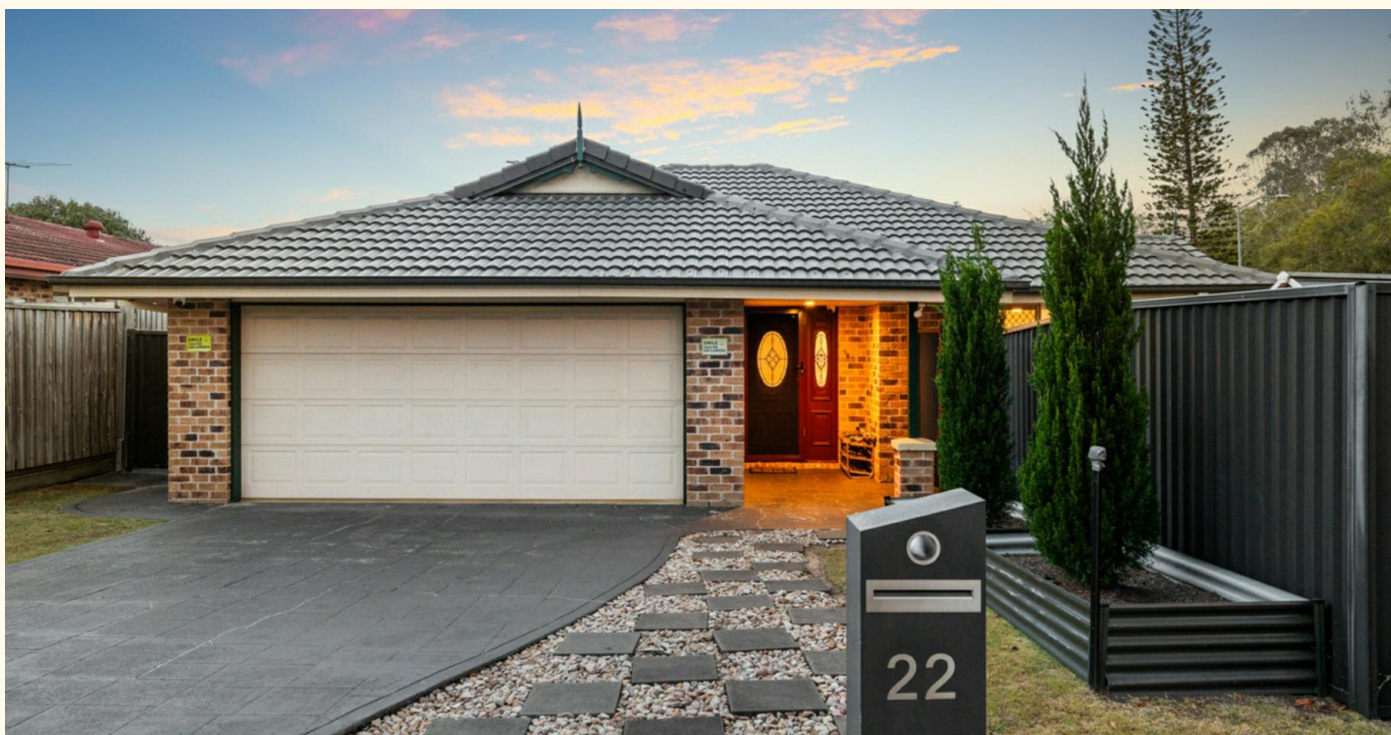




22 Golden Avenue, Calamvale

FULLY RENOVATED: MULTIPLE LIVING HUBS, DUAL ENTRANCE, GRANNY FLAT PROTECTORIAL + A POOL!

Auction Location: Onsite & Online via Auctions Live

Fully renovated since 2019 and boasting both an impressive alarm system and 2 lockable double garages with separate driveways, this vast 310m² single-level residence is perfectly tailored to buyers who enjoy home entertaining year-round and a neighbourhood setting that's as scenic as it is central.

Highlights:

- 714m² level corner block (57m frontage) opposite a park, fenced yard, landscaped gardens
- Open-plan kitchen/dining/family hub, sliders onto a big covered outdoor patio (built-in BBQ)
- Separate lounge with a bar, sliders out to the pool area
- 4 beds, 3 with BIRs, master with WIR & ensuite (dual vanity), a second oversized bathroom
- camera Dahua security system & 5kW bill-busting solar panels

4 2 4

AUCTION

Sat 31st Oct @ 10:30AM

VIEW

Sat 10th Oct @ 10:00AM - 10:30AM

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



- system
- " Granny flat potential - add value and flexibility (STCA)
- " Upgraded Roof & Gutters (2022)—long-term durability and backed by an impressive 25-year warranty.
- 315L hot water system installed 2026 and many others.....

No box on your 'non-negotiable list' will be empty after your first inspection of this sublime property —this place simply has it all! For starters, the full reno 7 years ago was thoughtfully executed and the décor, from finishes to fixtures, will effortlessly stand the test of time.

For guest gatherings and casual family hangs, there are 2 spacious options —both tiled and opening onto attractive alfresco areas. First is the open-plan kitchen/dining/family room which extends through to a big covered outdoor entertaining area, framed by lawn with a built-in brick BBQ.

The impressive kitchen is designed to combine style, quality and functionality, featuring premium Caesarstone benchtops and splashback for a sleek, sophisticated finish backed by a lifetime warranty. Equipped with quality AEG appliances, this beautifully appointed kitchen offers exceptional durability and peace of mind, making it a standout feature of both everyday living and entertaining.

The culinary hub takes centre stage with pendant lights over its island dining bar, crisp white joinery with display shelving, and AEG electric appliances (wall oven, concealed rangehood and built-in microwave). Tucked behind is a custom-fitted spacious walk-in pantry with room for coffee station and second fridge.

The second zone is a formal lounge positioned off the front entry. Opening onto a covered patio and blessed with uninterrupted pool views through a frameless glass safety fence, the lounge is equipped with a bar, eagerly awaiting the start of your first 'cocktail hour'!

On the accommodation front, the 4 bedrooms all have timber flooring, the master with a clothes-ready (drawers, shoe shelves, hanging racks) WIR and full-height tiled ensuite with heat lamps, twin floating vanity, and 2 storage niches in its glass-enclosed rain shower. The other beds have BIRs and share a big bathroom all to themselves, equal in looks to the ensuite, but with a shower and tub.

Most rooms in this house have their own split system AC units and/or ceiling fans —and the abundance of full-height screened windows/sliding doors ensures natural light and breezes are easily captured. The large laundry is set-up for washer/dryer integration and the garaging's tops too, with driveways into secure double garages off Golden Avenue and Swan Lake Crescent. If you wanted, you could consider converting one of these into a Granny Flat (STCA).

To the location at last —and what a cracker it is! Sitting directly across from Gowan Rd Park —a welcoming green space catering to kids and dogs —it's a peaceful part of Calamvale, but also convenient. Buses heading to Westfield Mt Gravatt and on into town leave from 350m away and it's an easy drive to Calamvale Marketplace (Woolworths & Yuen's Market), Calamvale Community College and SBH Shoppingtown.

There's so much to love here you'll be sold on this beauty after one tour!

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accurately represent the current condition of the property.

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	B5CCF4R
Property Type	House
Land Area	714 m2
Including	Ensuite
	Air Conditioning
	Alarm
	Pool
	Dishwasher
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels

Jackson Chow 0435 998 468

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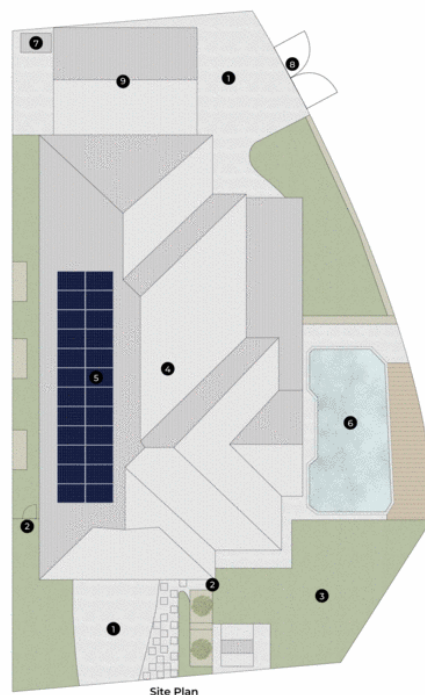
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1. Driveway (x2)
2. Pedestrian Gate
3. Courtyard
4. Residence
5. Solar Panels
6. Swimming Pool
7. Shed
8. Side Access Gate
9. Garage/Potential Granny Flat



Site Plan
 4 2 4 310sqm 714sqm

Scale in meters. Indicative only. Dimensions are approximate.

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