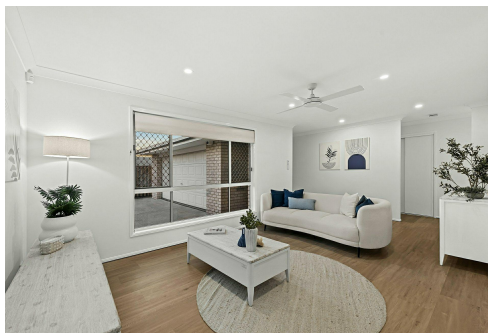




Calamvale, 22 Moneghetti Place

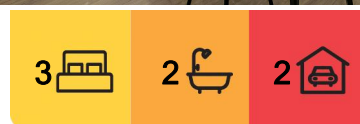
Well-Maintained Calamvale Lowset - New Paint, New Appliances & Spacious Backyard

Tucked away at the end of a quiet Calamvale cul-de-sac, this modern brick lowset is a pristine retreat perfect for families or savvy investors. Freshly painted throughout with brand-new appliances already installed, this immaculate residence offers a stylish, low-maintenance lifestyle filled with quality extras. Enjoy split-system air conditioning, a solar system, security alarm, and water tank - all adding exceptional value and comfort. Designed for both elegance and ease, you'll find trendy timber-look floors in the formal lounge and dining, a second tiled family meals area across from the modern kitchen, and a sprawling fully-fenced backyard with a huge entertainment patio and vast lawn space ideal for children and pets. Set in a prime family-friendly location near school, shops, and parks, this is irresistible contemporary living.

Quick Overview:



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
Please Call

View
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- Quietly located modern lowset with fresh paint and brand-new appliances
- Comfort-enhancing features including solar panels, split-system air conditioning, alarm and water tank
- Multiple living zones with stylish floors and neutral tones throughout
- Massive fenced yard with huge patio, parking area, and lush grassy space
- Positioned within walking distance to parks, school, shops and buses

Situated in one of Calamvale's most convenient pockets, this home enjoys a walkable position to just about everything a growing household needs. Local parks, public transport, Calamvale Community College, and shops are all within a short stroll - making daily routines a breeze. Whether it's weekday commutes or weekend outings, families will appreciate the serenity of the setting without sacrificing convenience.

- 240 m to bus stop
- 280 m to Perkins Street Park
- 950 m to Calamvale Community College
- 1 km to Calamvale Shopping Centre
- 1.4 km to Goodstart Early Learning Algester
- 1.9 km to Calamvale Central
- 2.4 km to Sunnybank Hills Shoppingtown

Privately tucked at the very end of a tranquil cul-de-sac, the home is revealed via a long driveway that opens onto a neatly maintained modern brick facade. With ample off-street parking and a double remote garage, there's plenty of space for guests or growing teens. A gated side access also allows for secure storage of a trailer, caravan or boat - an ideal bonus for adventure-seekers.

Beyond the entry, the formal lounge and dining area greet you with a spacious layout enhanced by fresh paint, trendy timber-look flooring, and sleek downlights. This sophisticated space is complete with a ceiling fan and split-system air conditioning for year-round comfort, offering an ideal setting for refined entertaining or relaxing evenings.

Further inside, the tiled family meals zone forms a cosy everyday hub, perfectly positioned beside the contemporary kitchen for easy interaction during meal prep and casual gatherings.

Centrally located and designed with a neutral palette, the modern kitchen is both sleek and user-friendly. Brand-new appliances, including a new cooktop, rangehood and dishwasher, make everyday cooking a delight. A breakfast bar adds extra convenience, providing a great spot for a quick morning bite or an evening wine with friends.

Outdoors, the massive, covered entertainment patio invites weekend barbecues and social get-togethers. It overlooks a beautifully maintained backyard that's both spacious and easy-care. A gravelled area offers flexibility for extra vehicle parking or additional entertaining space, while around the corner, a large stretch of lawn provides ample room for backyard footy, pets, or relaxed outdoor playtime.

Each of the three bedrooms features timber-look floors and ceiling fans for a calming night's rest. The master and one junior bedroom are further enhanced with split-system air conditioning. Two bedrooms come with built-in robes, while the master includes a walk-



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through robe and a neat original ensuite. The main bathroom also retains its original charm, complete with a separate shower and bathtub, plus a separate water closet for added convenience.

Additional Highlights:

- Solar panels
- Solar hot water
- Alarm system
- Two external security cameras
- Water tank
- Linen cupboard
- Internal laundry within garage

With stylish interiors, expansive outdoor living, and a peaceful yet central location, this Calamvale residence is a standout choice. Contact Karl Gillespie or Bailey Atherton today to find out more or arrange your viewing before auction day.

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K & Q Investments Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 56 794 753 139/ 21 107 068 020

More About this Property

Property ID	9NS3F4R
Property Type	House
Land Area	648 m2
Including	Ensuite Air Conditioning Toilets (2) Alarm Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank

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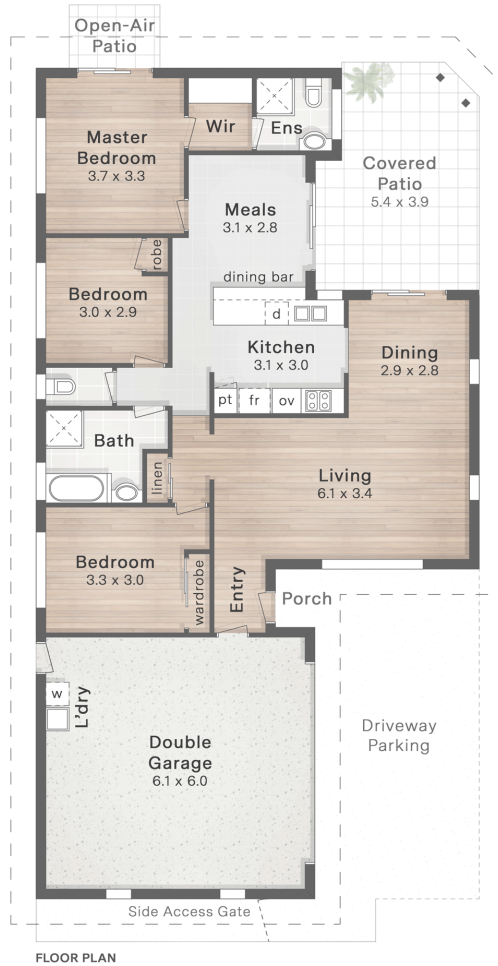
22 Moneghetti Place
Calamvale

- 648m² Land Size
- 3 Bed
- 2 Bath
- 2 Car + Off-Street

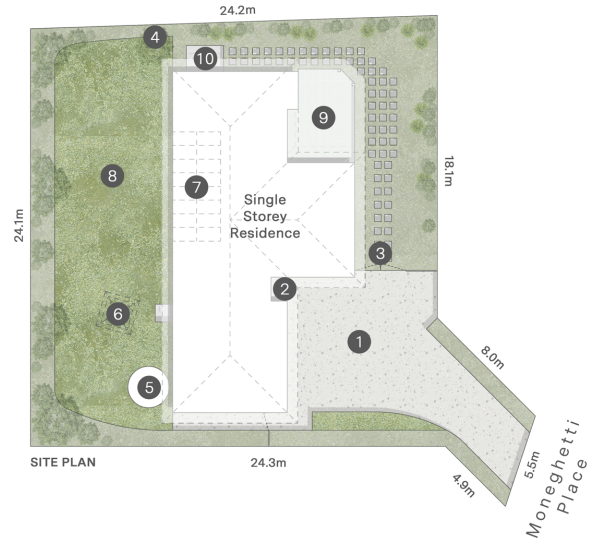
Internal 156m²
Covered Patio & Porch 21m²
Total 177m²



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1. Driveway Parking
2. Entry Porch
3. Side Access Gate (3.0m Wide)
4. Lime Tree
5. Water Tank
6. Hills Hoist
7. PV Solar Panels
8. Fenced Grass Yard
9. Covered Patio
10. Open-Air Patio



NORTH ←