



24 Casuarina Crescent, Calamvale

## A Cherished Classic with Future Potential

For 24 years, this beautifully maintained family home has been a place of love, laughter and gentle refinement. Now ready for its next chapter, this rare 821m<sup>2</sup> block in one of Calamvale's most serene, park-adjacent pockets offers both timeless style and future potential - with subdivision possibility (STCA) and space to spread your wings.

### Features at a Glance:

- Level 821m<sup>2</sup> block with 23.1m frontage and subdivision potential (STCA).
- Lovingly maintained by one owner with modern upgrades to kitchen, bathrooms and laundry.
- Multiple living areas plus expansive 45m<sup>2</sup> pergola for effortless entertaining.
- Rare extra-large 7m x 6m garage with ample room for parking, storage, and hobbies
- CCTV security system featuring 5 external cameras, a video doorbell, and an internal monitor for centralized camera viewing.
- Peaceful family-friendly street backing onto Yewleaf Place Park.
- Short walks to leafy reserves and city buses.

### DESIGNED FOR CONNECTION AND COMFORT

Step through the front door and you'll feel it instantly - this is a home

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### AUCTION

Sat 28th Feb @ 10:30AM

### VIEW

Sat 21st Feb @ 10:00AM - 10:30AM

### AGENTS

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### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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built on care and comfort. From the charming entry with its nostalgic indoor garden features to the spacious tiled living zones that flow with natural light, everything here has been beautifully kept and quietly updated to suit modern family life.

The intelligent floorplan is a true celebration of space, with not one but two plush carpeted lounges offering tranquil garden views, plus two generously sized tiled living and dining zones that wrap around the kitchen. It's the kind of thoughtful design you rarely see in modern builds - where living space isn't just an afterthought, but the star of the show.

The kitchen is warm, functional, and centrally located with lovely timber tones, ample cabinetry, and a serving counter that connects you to the living and dining spaces. Off to the side, an expansive pergola beckons - ideal for weekend BBQs, birthday parties, or simply a quiet moment enjoying the picture-perfect scenery.

#### REFINED RETREATS & UPGRADED BATHROOMS

Each of the four bedrooms is comfortably appointed, with the oversized master offering generous proportions, plush carpeting underfoot, dual wardrobes, and a private ensuite featuring double vanities and a modern shower. The family bathroom, in soft sandstone tones, feels fresh and refined, with a separate bath and built-in shower storage. The upgraded spacious laundry is a practical delight with stone benchtops, excellent storage, and direct outdoor access.

#### YOUR PRIVATE PARKSIDE OASIS

Outdoors, the home truly blossoms. Backing directly onto Yewleaf Place Park, the fully fenced yard is a haven for kids and pets. Featuring gorgeous sandstone raised beds, neat foliage and lush level lawns - whether you're planning a veggie patch, extra shed, or simply soaking up the space, there's room here for everything. And with a 23.1m frontage and subdivision potential (STCA), investors and future-planners will see the possibilities, too.

Additional features include split system air-conditioning, alarm system, water tank, and internal access from the garage - with a nook already set up for a second fridge or workshop space.

#### QUIET CONVENIENCE, ELITE EDUCATION

And when it comes to lifestyle, this location has it all. Nestled in a whisper-quiet street with quality homes, you're just a short stroll to local parklands and city buses. Families will appreciate the convenience access to Calamvale Community College and Stretton State College, with excellent shopping options at Calamvale Marketplace, Sunnybank Hills Shoppingtown and more all within easy reach.

Opportunities like this don't come along every day. Whether you're upsizing, investing, or simply seeking a special place to call home - this much-loved classic delivers it all. Contact Jackson & Debbie today to arrange your inspection.

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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	B3Y5F4R
Property Type	House
Land Area	821 m2
Including	Air Conditioning
	Alarm
	Dishwasher
	Remote Garage
	Water Tank

**Jackson Chow 0435 998 468**

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4 2 2 290sqm



Scale in meters. Indicative only. Dimensions are approximate.  
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