

Calamvale, 25 Solandra Crescent

Up-Spec'd Family Lowset Close to Every Amenity

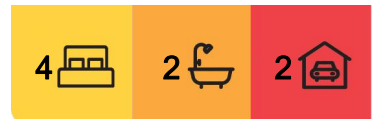
A must-see for first-time buyers and savvy investors, this tastefully upgraded brick lowset sports a bunch of new fixtures, finishes and features – and sits on a wide frontage (17.4m) level block along a tranquil cul-de-sac.

Highlights:

- New SPC hybrid floors in lounge, kitchen, dining + timber floors in family room, beds
- New internal paint, new vanity and two new shower screens
- Designer kitchen with 26 drawer storage, 40mm stone benches, all the mod cons
- Huge covered entertaining patio at rear (almost 33m²) overlooking fenced lawned yard



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

ljhooker.com.au/B197F4R

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LJ Hooker Property Partners
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- Double carport out front (original garage converted to family room), big storage 6m x 3m shed
- Central location close to shops, schools, city-bound buses and parks

What strikes you on entering this fabulous home is the amount of natural light it enjoys thanks to generous banks of screened windows and sliding doors – allowing you to let in gentle, insect-free breezes on warm summer nights.

That's of course if you choose not to turn on one of the three wall-mounted A/C units at your disposal – one in the lounge plus the master and one other bedroom – or the four ceiling fans. Choose this option guilt-free knowing 20 solar panels on the roof are working hard to save you money.

The flow between the treacle-toned timber floors and the stylish new hybrid flooring in the front lounge, kitchen and dining – is seamless. Two tone colour works seamlessly in complete harmony.

The custom kitchen sits between the lounge and the dining area and is a remarkable sight with its two banks of track lighting illuminating the work areas and dining bar. Glass splashbacks complement stunning benchtops, statement tapware, and premium appliances including an efficient quality 750mm Ariston induction cooktop, rangehood, wall-mounted oven, and dishwasher. Another bonus is plenty of drawers inside the cabinet for easier access.

Both the dining room and the incredible family room (a smart conversion of the original double garage) extend onto the huge alfresco patio out back and enjoy vistas over the lawned yard that is beckoning for a new tribe to come out and play!

The four bedrooms run down one side of the house, three with built-in robes, the rear master with a walk-through robe into an ensuite boasting a new vanity unit and, as in the main bathroom, a new shower screen.

Storage is in abundance – with banks of sleek cupboards in the lounge to conceal and display treasures, the custom joinery in the kitchen with its easy-access drawer system, and a good-size linen press on your way into the main bathroom.

The location is the cherry on top. Parks, childcare, school and city-bound buses along Beaudesert Rd – even a Buddhist Temple – are strolling distance from the front door. By car, you can reach Calamvale Community College, Stretton State College and Calamvale Central all in 4 mins, or it's 5 to Yuen's Market, or 6 to M2 & M6 freeways and 10 to the shopping and restaurant hubs of Market Square and Sunnybank Plaza.

As a first-family home or an investment proposition, this property is a winner.

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enquiries.

Sunnyvale Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 39 633 082 112 / 21 107 068 020

More About this Property

Property ID	B197F4R
Property Type	House
Land Area	536 m²
Including	Ensuite Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Solar Panels

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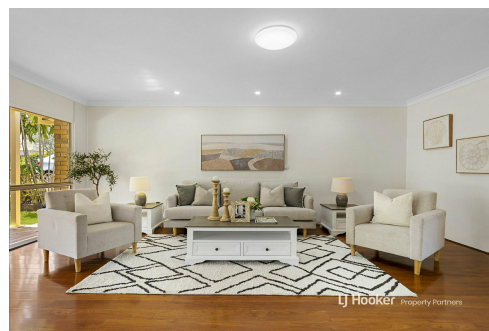
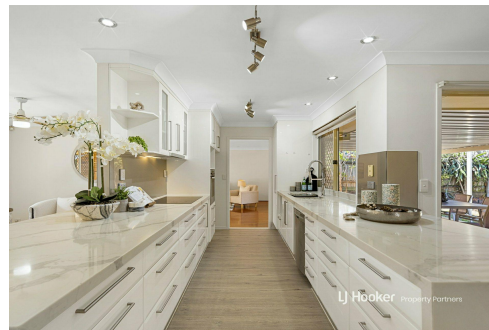
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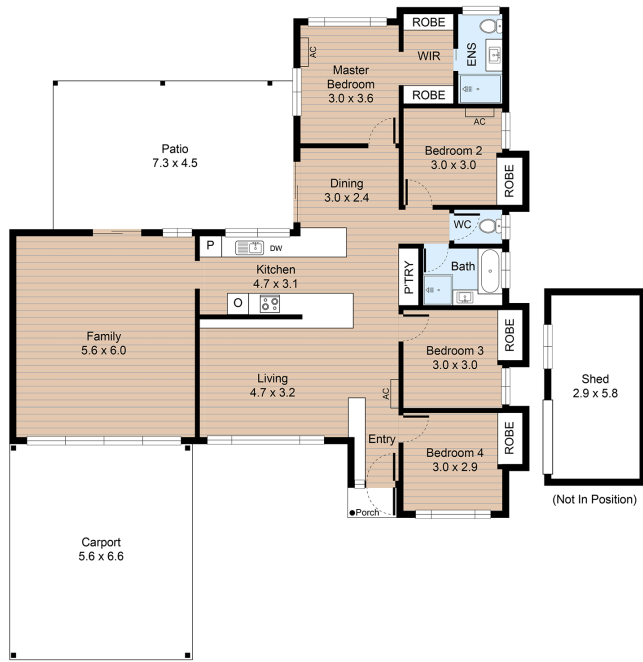


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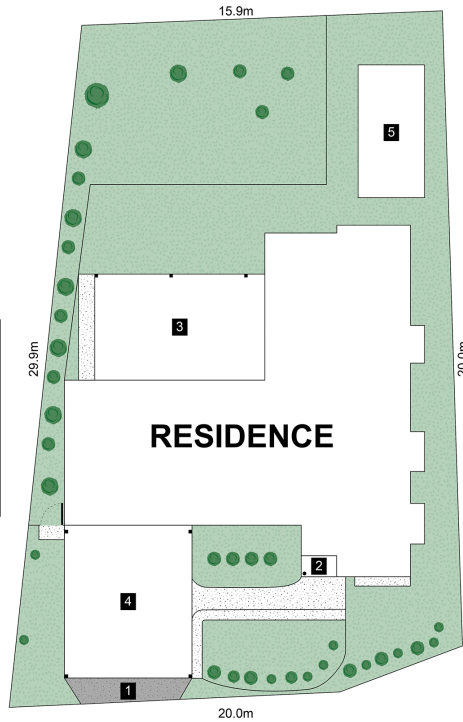
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25 Solandra Crescent, Calamvale

4 Bed 2 Bath 2 Car



FLOOR PLAN



SITE PLAN

SHED

LEGEND

1. Driveway
2. Porch
3. Patio
4. Carport
5. Shed

Internal : 142m²
 External : 87m²
 Total Size : 229m²
 Land Size : 536m²

Hinges virtual tours



This property is ready for you to virtually inspect now
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