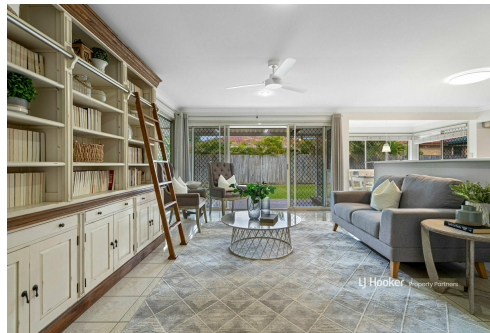
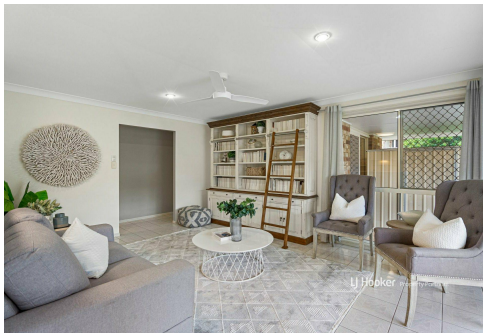


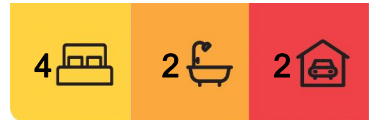


LJ Hooker Property Partners



Calamvale, 25 Swan Lake Crescent

SOLD BY THE FLORENTZOS TEAM



Imagine coming home to a peaceful, tree-lined street where weekends are filled with BBQs in your own backyard oasis. Welcome to 25 Swan Lake Crescent - a beautifully presented family retreat on a generous 700m2 block, offering space to grow, play, and entertain.

Features at a glance:

1. Top location - Walk to city buses, lush parklands & Gowan Road Plaza for everyday essentials.
2. Spacious design - Formal lounge, separate dining & a bright open-plan living zone.
3. Four comfortable bedrooms - Master retreat with ensuite, walk-in robe & backyard access.
4. Entertainer's dream - Expansive covered patio with generous backyard, perfect for BBQs & weekend gatherings.
5. Bonus features galore - 3x A/C, solar panels, dishwasher, water tank & handy garden shed.

For Sale
Please Call

View
ljhooker.com.au/B2W6F4R

Contact
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0414 311 526
peterflorentzos@ljhpp.com.au



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07 3344 0288

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.

Tucked away in a highly sought-after Calamvale pocket, this home blends modern comfort with everyday convenience. Just a short stroll to parklands and city-bound buses, and minutes from top shopping hubs and quality schools, this location is perfect for busy families who want it all!

Boasting an array of nearby amenities, including:

- City bus stops (150, 155) & Gowan Rd shops- 5-min walk
- Gowan Rd Park - 1-min walk (literally across the road!)
- Calamvale Marketplace - 6-min drive for Woolworths, dining & everyday needs
- Sunnybank Hills Shoppingtown & Calamvale Central - 5-min drive for major retail & cafes
- Calamvale Community College - 5-min drive, a top choice for local families
- Stretton childcare & schools - 5-min drive, highly sought school catchment

Stepping inside, you'll immediately feel the warmth of this home. The formal lounge, with its timber floors and soft natural light, is perfect for movie nights, while the separate dining area makes family meals feel extra special. At the heart of the home, the kitchen is a chef's delight - plenty of storage, quality appliances, a breakfast bar, and a view straight out to the backyard so you can keep an eye on the kids while you cook.

The light-filled open-plan living area is where family life truly comes alive. With seamless access to the patio, it's an entertainer's paradise - fire up the BBQ while the kids and pets run free in the fully fenced yard. With lush green surrounds and space to kick a footy, this backyard is designed for laughter, connection, and creating lifelong memories.

When it's time to wind down, the four bedrooms offer a peaceful escape. The master suite is a true parents' retreat, featuring an ensuite, walk-in robe, and private backyard access - perfect for morning coffees in the fresh air. Three additional bedrooms, all with built-in robes, ensure space for the whole family. A well-appointed main bathroom with a separate shower and tub completes the layout.

This home is packed with extras - solar panels to keep energy costs down, three air-conditioning units for year-round comfort, a dishwasher for easy clean-up, drive-thru 2-car garage to the backyard, and even a garden shed for extra storage. Ready to move straight into, this is a home that will serve your family for years to come.

Don't miss this rare opportunity to secure a home that truly ticks every box. Contact Kathy Lu & Peter Florentzos today--your new family home awaits!

AEAF Investments Pty Ltd T/A Peter Florentzos Properties with Sunnybank Districts P/L
T/A LJ Hooker Property Partners ABN 50 133 677 319 / 21 107 068 020

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More About this Property

Property ID	B2W6F4R
Property Type	House
Land Area	700 m2
Including	Ensuite Air Conditioning Toilets (2) Alarm Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Solar Panels Water Tank

Kathy Lu 0448 614 495

Sales Associate to Peter Florentzos | kathylu@ljhpp.com.au

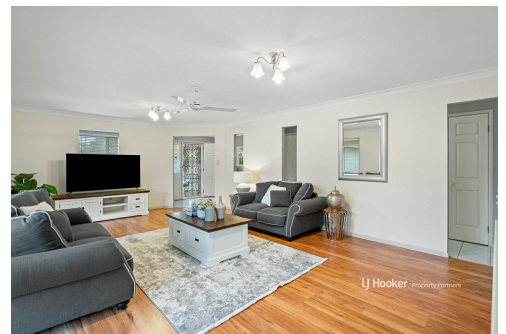
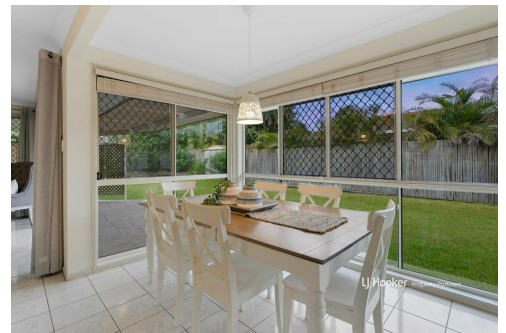
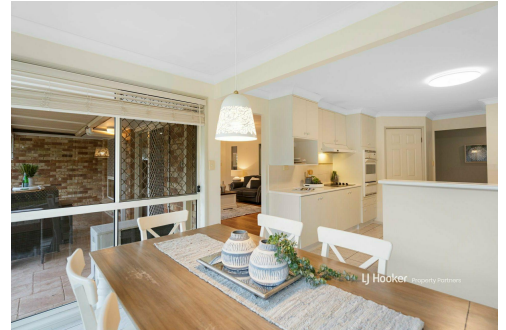
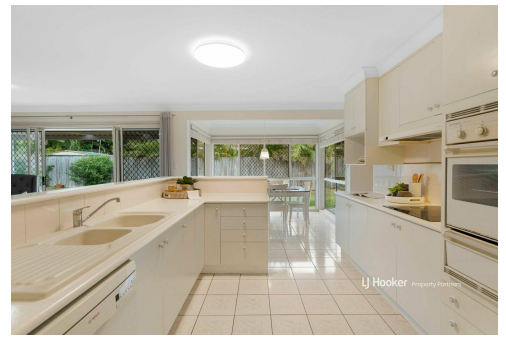
Peter Florentzos 0414 311 526

Partner and Agent/Independent Contractor | peterflorentzos@ljhpp.com.au

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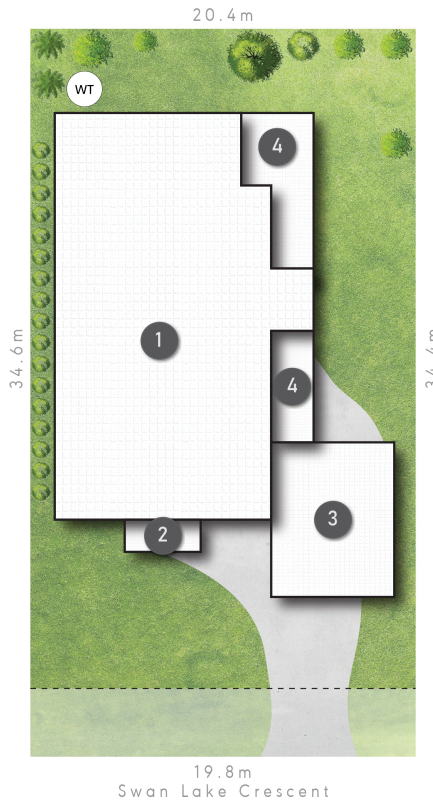
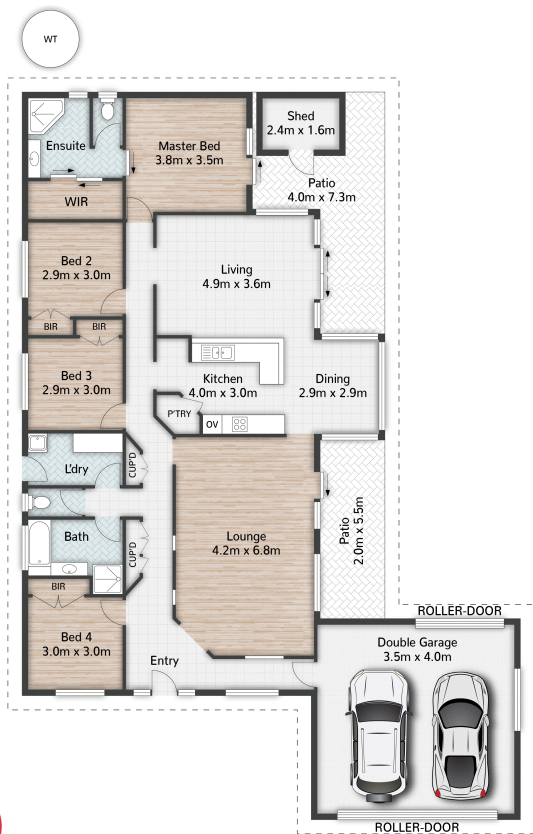
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- LEGEND**
- 1 RESIDENCE
 - 2 PORCH
 - 3 GARAGE
 - 4 PATIO



25 Swan Lake Crescent CALAMVALE

4 | 2 | 2 | 235m² | 700m²

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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