

## Calamvale, 28 Bellflower Place

SOLD BY LYNDA SIMPSON

Fringed by mature, easy to maintain gardens, this sprawling 4-bed brick lowset boasts 3 living zones and has just had a lick of paint and flash new hybrid timber flooring and carpet installed.

### Highlights:

- Combined kitchen/family/meals area, rumpus with wet bar, formal lounge & dining room
- Tiled entry, rumpus & kitchen/family/meals, new hybrid timber floors in formal living areas
- New electric kitchen appliances inc dishwasher & wall oven, new energy-saving downlights
- 4 new carpeted beds, master with WIR, ensuite with twin vanity, screened sliders to backyard
- Double garage with added covered area to back yard, top storage, a fab home for big families, tradies



**For Sale**  
Please Call

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[ljhooker.com.au/B2YZF4R](http://ljhooker.com.au/B2YZF4R)

**Contact**  
**Lynda Simpson**  
0424 279 188  
[lyndasimpson@ljhpp.com.au](mailto:lyndasimpson@ljhpp.com.au)



**LJ Hooker Property Partners**  
07 3344 0288

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The amount of light-filled interior living on offer here is impressive. From the expansive entry foyer with its patterned floor tiling, you can see all the way to the backyard through the columned entrance into the formal lounge and its adjacent dining area.

Next door, floor tiles span the open-concept kitchen/family living/casual meals area - another bright and breezy space with a screened slider onto an alfresco entertaining verandah that embraces the back of the house - a big gable roof over one section.

Air conditioned, the family room/meals area will be where most family gatherings happen - especially when there's a feast getting created in the spacious kitchen fitted with all-new mod cons.

While the home cook is at work, the kids can be playing with their toys, games or hosting playdates in the adjoining rumpus - a room that will evolve in use as your kids get older, all ready for future milestone 21st celebrations with its built-in wet bar at one end!

The 4 generous bedrooms are all freshly carpeted, the larger master its own WIR fitted with hanging racks, drawers and shelving, and an ensuite with twin vanity and - like the bedroom itself, able to be naturally aired by opening a screened slider onto the back patio.

The family two-way bathroom has both a shower and bath with private toilet beside the laundry. Everywhere, there are big picture windows to ensure the interior is bathed in idyllic natural light from the north.

Matching its fabulous interior is a winning location where all amenities are either close by or easily reached by car or bus. Gowan Rd playground/dog park is only 5 minutes on foot, double that to hail a bus to town on Beaudesert Rd, passing vibrant Kameruka St Shopping Centre with its eateries and supermarket, along the way. Hop in the car from the double garage and it's a 5-drive to Calamvale Community College, and only a minute or 2 more to Calamvale Marketplace, Sunnybank Hills Shoppingtown or Calamvale Central.

For space, comfort and convenience, this will be tough to beat.

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BDD Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
ABN 47 676 306 264 / 21 107 068 020



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**07 3344 0288**

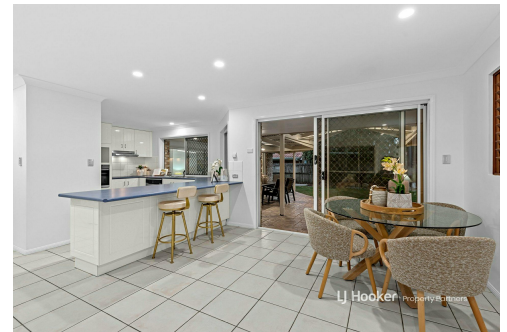
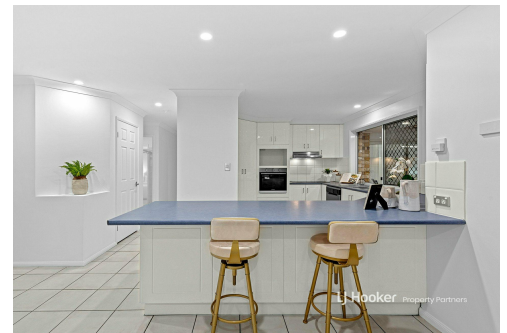
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## More About this Property

<b>Property ID</b>	B2YZF4R
<b>Property Type</b>	House
<b>Land Area</b>	729 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Alarm Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage Water Tank

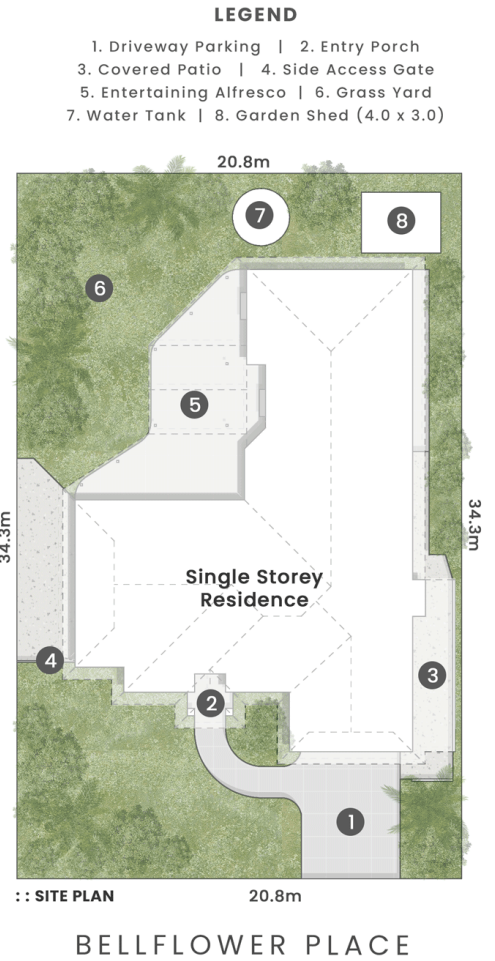
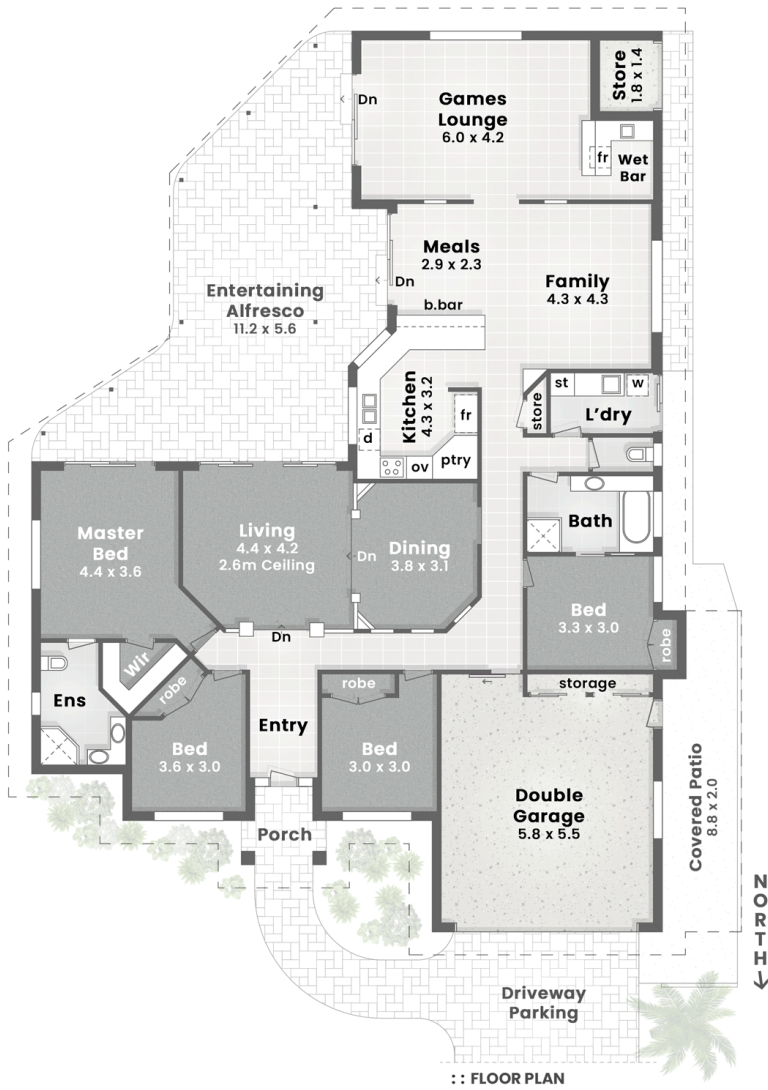
**Lynda Simpson 0424 279 188**  
Agent | [lyndasimpson@ljhpp.com.au](mailto:lyndasimpson@ljhpp.com.au)

**LJ Hooker Property Partners 07 3344 0288**  
25 Pinelands Road, SUNNYBANK HILLS QLD 4109  
[propertypartners.ljhooker.com.au](http://propertypartners.ljhooker.com.au) | [sunnybankhills@ljhpp.com.au](mailto:sunnybankhills@ljhpp.com.au)



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# LJ Hooker

Property Partners

**28 Bellflower Place**  
**CALAMVALE**

729m<sup>2</sup>   4 Bed   2 Bath   2 Car + Off-Street

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Internal 255m<sup>2</sup> | Porch, Alfresco & Patio 75m<sup>2</sup>

**Total 330m<sup>2</sup>**