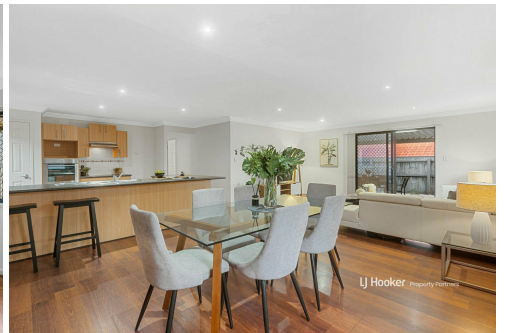
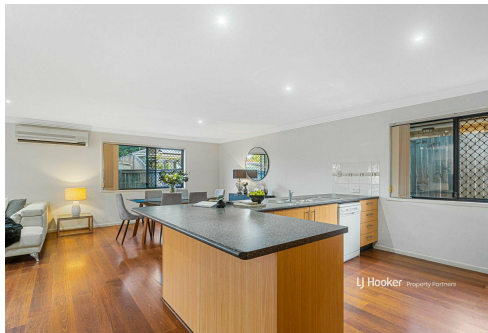




Calamvale, 28 Khoo Place

SOLD BY ZORA LIU, ALAN GU & LEAH LI

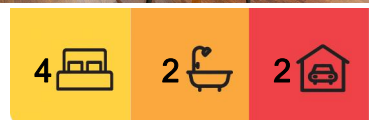
Boasting 4 split-system A/C units throughout its spacious interior, it'll be a breeze personalising your comfort levels in this timber-floored family-size brick home surrounded by a low-mow yard that you can retain for its easy-upkeep or reimagine into a suburban oasis.

Highlights:

- Light-filled combined kitchen/living/dining area at the rear opening to a large outdoor patio
- Gleaming kitchen with stainless steel mod-cons, a long dining bar, and a walk-in pantry
- 4 good-sized bedrooms branching off a central hallway housing a handy storage cupboard
- 2 beds have built-in-robos, the master has a roomy walk-in closet and an ensuite
- Loads of extras: tinted windows, security screens, roof insulation, solar hot water



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/B207F4R

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LJ Hooker Property Partners
07 3344 0288

The house itself occupies a slightly elevated position behind palm-fringed front gardens, with the auto-entry double garage sitting at the end of a gently rising driveway offering valuable off-street visitor parking or a place for growing teens to keep their first wheels!

A covered front porch provides a protected entrance inside, with the treacle-toned timber floors immediately beckoning you down to the open-plan social zone at the back. In this light and airy gathering hub, a modern kitchen overlooks a large, air-conditioned dining room and lounge that extends through a screened glass slider out to a fully covered alfresco entertaining patio.

Catering indoors or out will be a cinch from this kitchen, which sports abundant cabinetry finished with a fashionable timber veneer, realms of bench space along its I-shaped dining bar and either side of the electric stove top, and a spacious walk-in pantry.

Before you get to the main social zone though, you'll discover 3 bedrooms branching off one side of the central passage - 2 with built-in robes, while the street-facing room has the versatility to be used how you like - a study, home office/business, hobby or media room. Distanced by the hallway, the private master has a walk-in wardrobe and an ensuite with a shower.

The second bathroom has a shower and tub, with the toilet privately housed next door, while the laundry has been set up in a bonus recess at the back of the double garage which opens into the house and onto the rear patio.

Surrounding this delightful home is easy-care concrete instead of weekend-consuming lawns! If you like a low-maintenance lifestyle, you'll keep the outside as is, or you can easily soften the surroundings with the low-cost addition of some leafy planters. If you're a green thumb, let your imagination run wild and start from scratch to create the garden of your dreams - there's already a shed onsite to store your gear!

One thing you won't want to change is this location. From this serene position along a quiet cul-de-sac in the heart of Calamvale, it's just a short drive to popular destinations like Gowan Rd and Ming Shan/Calamvale District Parks (2 and 5 minutes respectively), Calamvale Community College (4mins), and your local shopping hubs of Calamvale Central and Calamvale Marketplace (both 7 minutes).

This conveniently located, easy-care property is a must-view for families and investors alike.

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The Liu Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
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More About this Property

Property ID	B207F4R
Property Type	House
Land Area	450 m ²
Including	Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Remote Garage

Alan Gu 0430 376 232

Agent with Zora Liu | alangu@ljhsbh.com.au

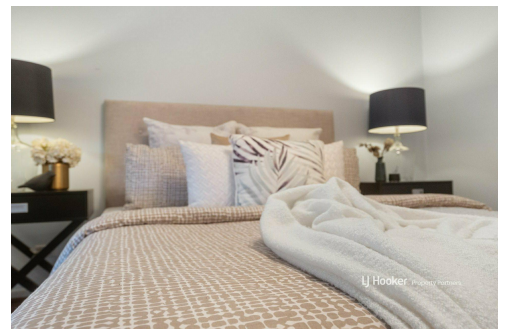
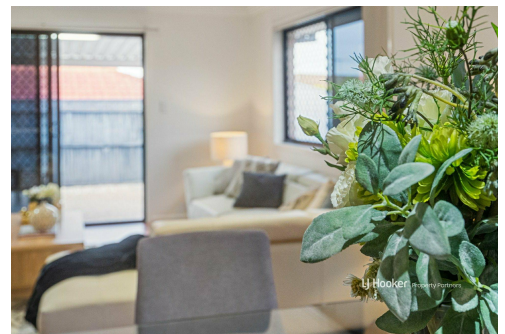
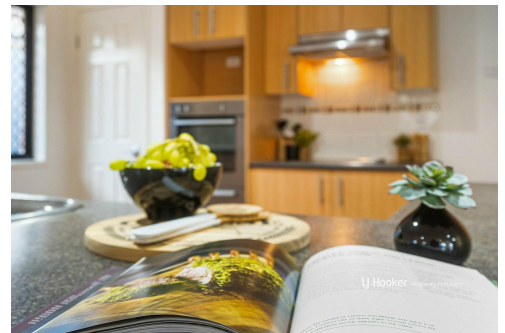
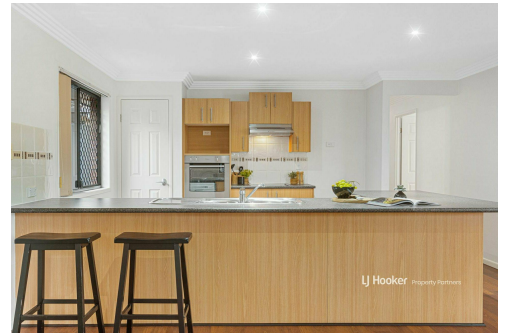
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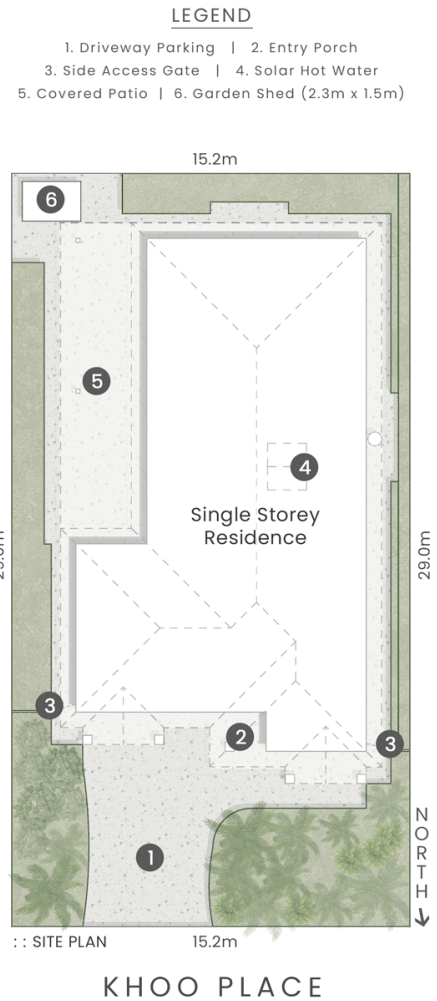
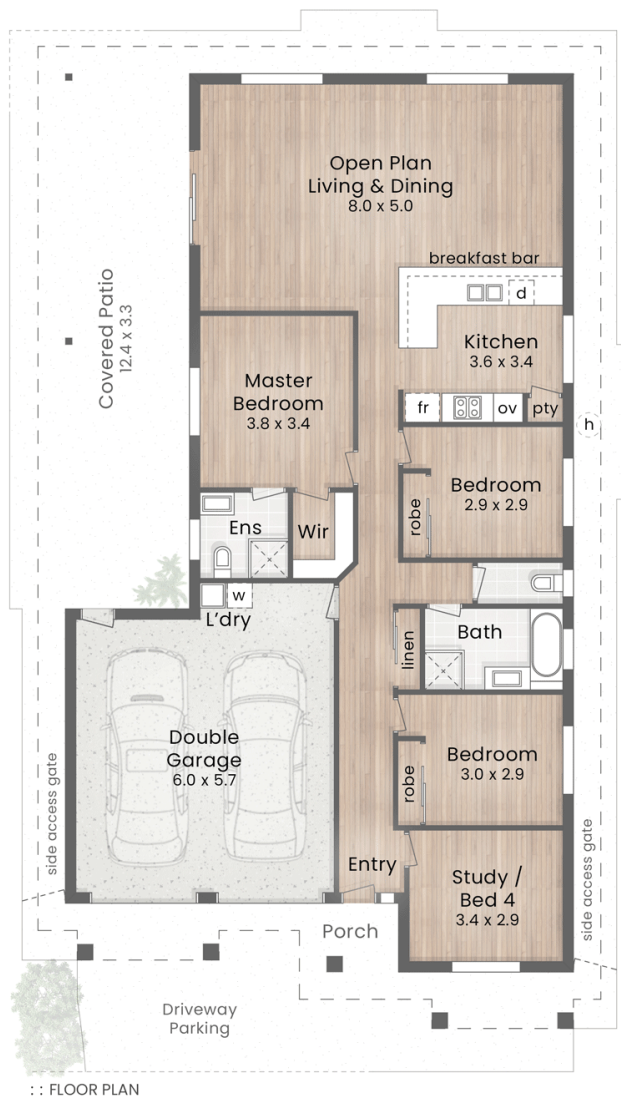
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28 Khoo Place CALAMVALE

450m²

4 Bed

2 Bath

2 Car + Off-Street

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Property Partners

Internal 177m² | Porch & Patio 34m² | Total 211m²

DISCLAIMER: This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of Pure Design Concepts. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken of building design. Find out more at puredesignconcepts.com.au

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