



28 Rivergum Place, Calamvale

Owners MUST Sell!!! - NEWLY RENOVATED FAMILY HAVEN WITH GRANNY FLAT POTENTIAL IN PEACEFUL CUL-DE-SAC

Positioned in a peaceful, family-friendly pocket of Calamvale, this beautifully renovated residence offers an exceptional blend of space, style and everyday comfort on a generous elevated 742m² block. Thoughtfully updated with quality finishes throughout, this move-in-ready home has been designed for modern family living, offering warmth, functionality and outstanding lifestyle appeal.

Property Highlights

- Situated within Brisbane City Council with no flood, bushfire or heritage overlays.
- Lovingly maintained by only two owners since new and never rented.
- Reliable NBN Fibre to the Premises (FTTP) connection together with excellent 5G mobile coverage.

Internal highlights

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.

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FOR SALE

Offer over \$1,290,000

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Property Partners

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- Large beautiful wooden double door entry with Crimsafe security screen
- Spacious master suite featuring two built-in wardrobes, an ensuite with private toilet, and private outdoor sitting area.
- Generous-sized bedrooms, ideal for growing families.
- Modern open plan living and dining areas, creating a warm and welcoming family environment.
- Large floor-to-ceiling custom designed cupboards adjacent to the kitchen and dining area for extra storage
- Stunning newly renovated kitchen featuring premium stone benchtops and stone splashback, German-engineered Bosch appliances, integrated Bosch dishwasher, LeMans corner storage solution and quality finishes throughout. Most appliances remain under warranty.
- Newly installed Villeroy & Boch tapware.
- New flooring throughout the kitchen, dining and living areas
- New ceiling fans and air conditioning throughout the home.
- Peaceful garden outlooks from the living areas and master bedroom, providing a rare sense of privacy and tranquillity.

Outdoor area highlights

- Spacious covered alfresco entertaining area, perfect for year-round gatherings.
- Large, fully fenced, low-maintenance backyard providing plenty of space for children and pets to play, add a playground, trampoline or pool
- Excellent potential for a future self-contained granny flat as a separate dwelling, mobile home, tiny home or space capsule (STCA), offering the possibility of an additional rental income stream.
- Secure remote control lock-up garage plus a long driveway with additional parking for multiple vehicles, a caravan or boat.
- Rainwater tank servicing the backyard.

Conveniently positioned close to shopping, schools, childcare, parks and public transport:

Public transport and highway/motorway access

- Approximately 3-minute walk to Express Bus Routes 140 and 141 direct to Brisbane City.
- Approximately 22 km (around 30 minutes) to Brisbane CBD.
- Approximately 5.1 km to M2 Gateway Motorway access.

Shopping centres, Doctors, Cafe's and Restaurants

- Approximately 3-minute drive or 9-minute walk to Kameruka Shops, including medical centre, café, bakery, restaurants and Domino's Pizza.
- Approximately 6-minute drive (3 km) to both Sunnybank Hills Shoppingtown and Calamvale Central Shopping Centre.

Schools and childcare

- Approximately 7-minute drive (3.4 km) to Stretton State College.
- Approximately 5-minute drive (1.7 km) to Calamvale Community College.
- Approximately 2-minute drive or 8-minute walk to the nearest childcare centre.

Health and fitness

- Approximately 8 minutes drive to several local gyms, including Strand Fitness Southside, I FeelGood 24/7 Gym, Keep Fitness Calamvale and Club Lime Sunnybank Hills.
- Approximately 2-minute drive to the nearest Park (6 minutes walk)

Other

- Approximately 2-minute drive to Calamvale Police Station.

A beautifully renovated family home offering space, quality and future potential in one of Calamvale's most convenient locations. Don't miss this exceptional opportunity.

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MORE DETAILS

Property ID	B4VFF4R
Property Type	House
Land Area	742 m2
Including	Ensuite
	Air Conditioning
	Outdoor Entertaining
	Built-in-Robes

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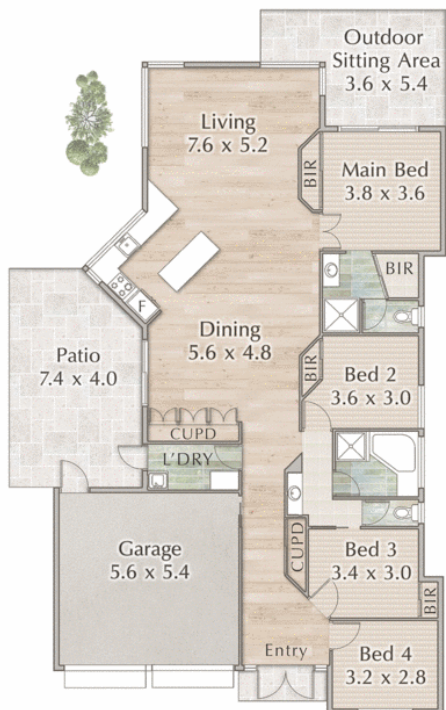




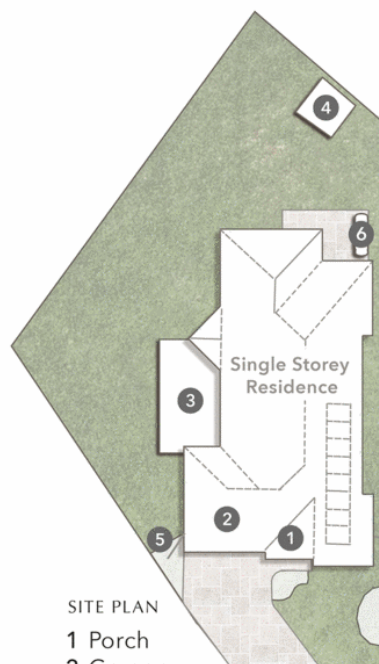
Property Partners

FARAZ PEYMAN

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GROUND FLOOR



SITE PLAN

- 1 Porch
- 2 Garage
- 3 Patio
- 4 Shed
- 5 Side gate
- 6 Water Tank

28 Rivergum Place CALAMVALE

4 2 2 220m² 742m²

DISCLAIMER

Please note every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of doors, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for marketing purposes only.



NORTH

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