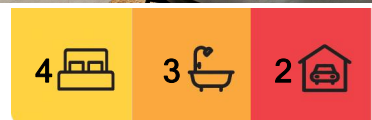


## Calamvale, 28 Yewleaf Place

SOLD BY THE GILLESPIE TEAM

A beautiful hidden gem positioned in a convenient pocket of Calamvale less than 150m to the 150 City Express bus on Gowan Rd, and only minutes to Calamvale Square, Calamvale Central & Sunnybank Hills Shopping Town. Boasting 4 full sized bedrooms with 3 bathrooms, this home can cater to most families' needs and more. Privately situated down a long driveway you will be welcomed to this warm and wonderful home with newly updated features for all to enjoy.

Beyond the charming brick exterior, you will be pleasantly surprised with the meticulously renovated interior, including a new & functional kitchen adorned with beautiful stone benchtops, soft-close cupboards, induction cooktop, and a pyrolytic oven. Flowing on from the kitchen you will find modern, open plan lounge and dining rooms with integrated push to open cabinetry and a massive split system air-conditioning unit for optimal climate control. Furthermore, new insulation and an additional four split-system air conditioning units have been installed throughout the house to keep you warm in winter and cool in



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**07 3344 0288**

summer. The current owners have also just installed a brand new 315L hot water system.

In addition to the open plan living and dining rooms adjoining the kitchen, you will find a large light-filled multipurpose room with a modern bathroom. With its own external access, soundproofing and a huge 1.2m soft-close cavity slider, this versatile space has the potential to be used as second living room, home office, second master bedroom, teenage retreat, or for dual occupancy.

Outside awaits a beautiful entertaining area to relax and unwind with a new insulated flyover pergola surrounded by lush green gardens. A modern insulated double carport has also been constructed to protect the family cars or caravan. The landscaped gardens give you a relaxing feeling, as well as privacy and a sense of calm.

The current owners have spared no expense to ensure easy living and no work for any lucky buyer to call this home. The large 600 x 600 porcelain tiles require zero maintenance and help those with a busy lifestyle. Such a well-built solid lowset brick home on a huge 897m<sup>2</sup> block with side access and plenty of room for swings, a trampoline, a pool or even a Granny Flat (subject to council approval).

The property is situated in an ideal family-friendly location with nearby amenities and points of interest such as:

- 50 m to Yewleaf Place Park
- 950 m to bus stop
- 1.6 km to Calamvale Gowan Plaza
- 3.0 km to Runcorn Heights State School
- 3.0 km to Calamvale Community College

This renovated masterpiece in Calamvale will win you over, by offering a perfect blend of contemporary living, comfort, and convenience. It beckons those who seek a harmonious balance between style, comfort, and practicality in their home. To experience the allure of this property, come and see it for yourself!

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

K & Q Investments Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
ABN 56 794 753 139/ 21 107 068 020



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## More About this Property

<b>Property ID</b>	B1SFF4R
<b>Property Type</b>	House
<b>Land Area</b>	897 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (3) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

### Karl Gillespie 0411 599 850

Partner & Agent/Independent Contractor | [karlgillespie@ljhpp.com.au](mailto:karlgillespie@ljhpp.com.au)

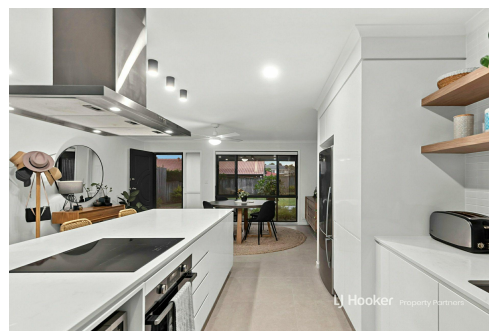
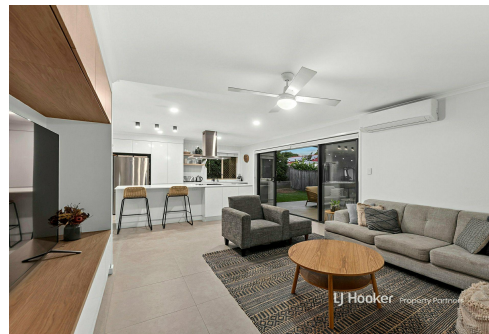
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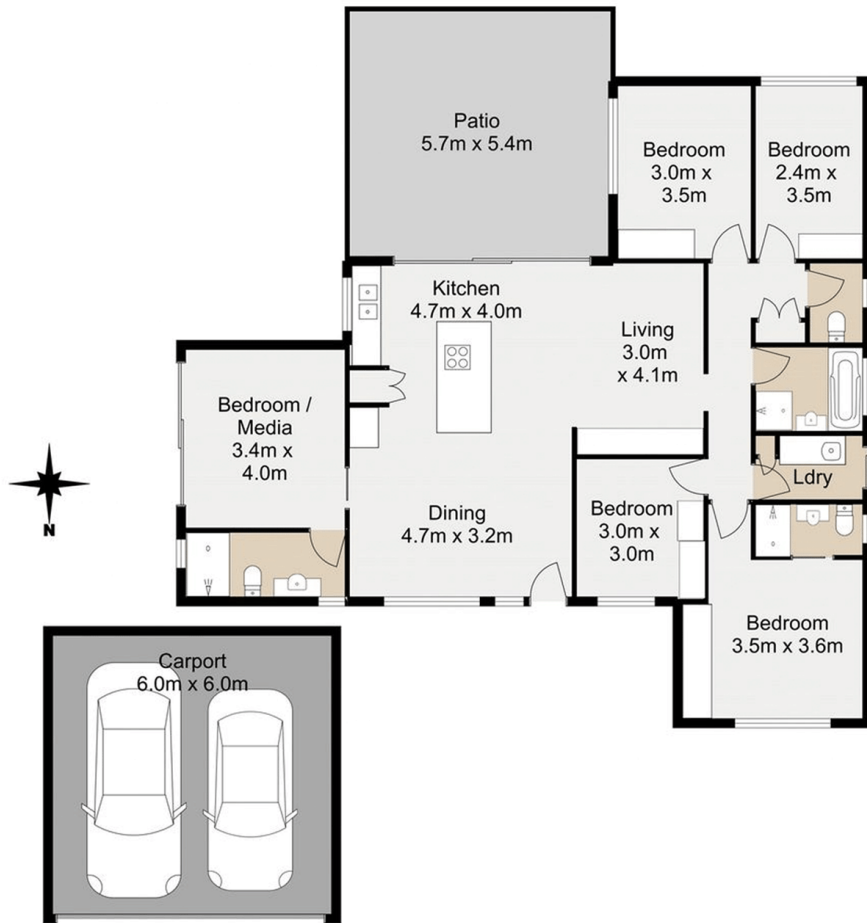
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28 Yewleaf Place, Calamvale

4/5 3 2 897m<sup>2</sup>