



3 Dewick Court, Calamvale

## SOLD BY THE GILLESPIE TEAM

Putting its best foot forward with a repainted interior and new flooring that's as functional as it is fashionable, this 3-bedroom brick lowset will appeal to a broad cross-section of buyers with its practical open-plan layout and spacious entertaining hubs, inside and out.

### Highlights:

- Cosy new carpet in the bedrooms, timber-look vinyl in combined kitchen/living/dining area
- Master bed has WIR, ensuite with shower & screened sliders onto rear patio
- Family-size main bathroom with shower & tub, toilet next door, separate laundry
- Double garage with rear storage + driveway parks & secure side bay for boat/caravan
- Manicured grounds with lush lawns, established trees for shade, mulched garden beds

New flooring and the fresh coat of paint to the interior walls has lifted this already lovely abode to lofty new heights. The new owner-occupiers or tenants will love cooking up a storm in the big kitchen, which overlooks the dining area and lounge, offering space for several stools along the brekky bar, an electric cooktop, wall mounted oven and cavity for a dishwasher near the twin sink.

3 2 3

### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker Property Partners  
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The lounge side of this hub opens onto an undercover tiled alfresco patio - totalling just over 30m2 and fitted with lighting for evening social events. The surrounding backyard is fully timber-fenced with clipped lawns, shady spots under mature trees and a handy storage shed.

Back inside, the 3 bedrooms are fan-cooled with cosy new carpet underfoot, the larger master the pick of the bunch with sliders to the patio, a WIR and ensuite with shower. The other beds both have BIRs, sharing the main bathroom with a shower and separate tub.

Screened windows and glass sliding doors ensure every room in this home can capture bug-freeze breezes through the warmer months, or you can switch on ceiling fans while you're sleeping or crank up the wall-mounted AC unit in the living/dining area to keep things cool or cosy.

Well-serviced by every amenity, this is a family-friendly location from which you can reach Calamvale Community College with a cruisy 5-minute cycle past a local park/playground and do all your shopping in one place with a short drive to nearby Calamvale Central.

A terrific first home, downsizer or rental, expect competition on auction day for this Calamvale cutie.

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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

## MORE DETAILS

Property ID	B39KF4R
Property Type	House
Land Area	501 m2
Including	Air Conditioning Toilets (2) Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

### Karl Gillespie 0411 599 850

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

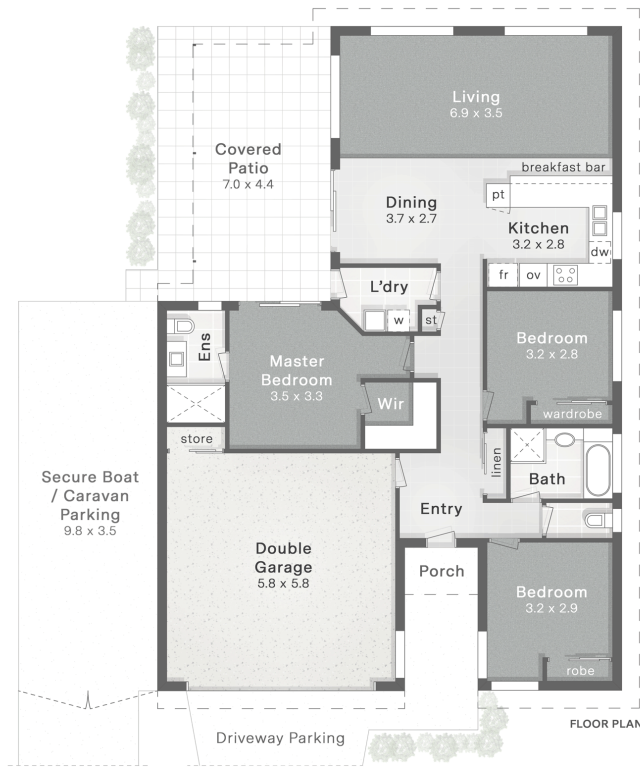
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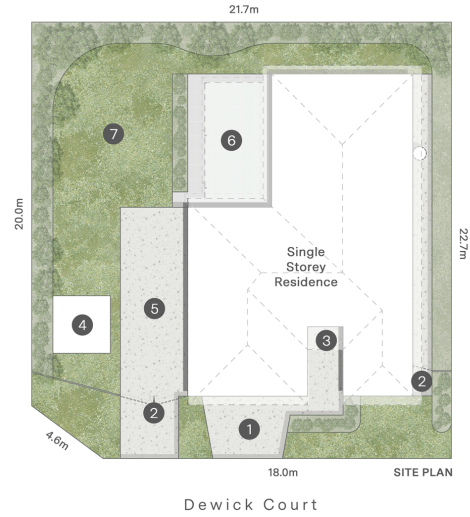
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1. Driveway Parking
2. Side Access Gates
3. Entry Porch
4. Shed (3.0 x 3.0)
5. Secure Boat / Caravan Parking
6. Covered Patio
7. Fenced Grass Yard



Dewick Court



Karl Gillespie 0411 599 850

3 Dewick Court Calamvale

Internal 160m<sup>2</sup> | Patio & Porch 33m<sup>2</sup>

- 501m<sup>2</sup> Land Size
- 3 Bed
- 2 Car + Secure Off-Street
- 2 Bath

Total 193m<sup>2</sup>

Secure Boat / Caravan Parking 35m<sup>2</sup>

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