

3 Marigold Close, Calamvale

SOLD BY JACKSON CHOW & DEBBIE CHOW

Positioned along a quiet cul-de-sac alongside other statement dwellings on blocks of similar scale, this 870sqm 2-storey brick residence boasts a particularly generous floorplan that complements an array of internal living spaces and an expansive 36.1sqm open-air alfresco with a soaring ceiling entertaining area overlooking its lawned yard and pool.

Highlights:

- 600mm x 600mm porcelain tiles in combined kitchen/family living/rumpus + the dining room
- Hybrid floors in the formal lounge, a coffee corner, & all the bedrooms
- European electrical appliances Bosch cooktop & built-in oven, Westinghouse dishwasher.
- Energy saver LED lights installation throughout
- Upper master with WIR & ensuite with twin vanity, 2 more full bathrooms (1 up/1 down)
- Versatile downstairs lounge can be converted into a comfortable bedroom with easy access to living areas and bathroom
- Fully fenced 870m² block, electric driveway slider, double garage + adjacent double carport

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FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Property Partners
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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.



SECURE PARKING AND STRIKING STREET PRESENCE

Drawing you in with a vibrant driveway that connects through an electric slider to a secure double garage with adjoining double carport to park a boat or camper, the heightened sense of space on offer here is evident from the get-go.

GRAND ENTRY WITH INSTANT WOW FACTOR

The grand portico entry opens into a foyer of equal scale with a soaring void above and large-format, polished porcelain tiles underfoot. The tiles continue into a dining room flanked by a large kitchen with premium-brand appliances and a combined family living room/rumpus. The kitchen overlooks the main living hub across a lengthy breakfast bar and is well placed to cater to outdoor gatherings on the 36m² alfresco entertaining area.

FORMAL LOUNGE AND COFFEE CORNER RETREAT

Distinct from the other gathering hubs, the formal lounge and its adjacent coffee corner both have the same timber-look hybrid flooring used in the bedrooms and are perfect spots for conversations over your caf/u233? of choice or a cocktail!

FIVE BEDROOMS - FLEXIBLE STUDY OR GUEST SUITE

Of the 5 bedrooms, the one downstairs is an obvious choice for a study or to allocate as a guest suite, as it has a bathroom close by with a shower. Also a versatile downstairs lounge can be converted into a comfortable bedroom with easy access to living areas and bathroom.

Upstairs, 3 beds have BIRs and share another full bathroom, this one with a tub too, while the super-sized master retreat boasts a WIR and an ensuite with twin vanity. All the wet areas, including the laundry, are large spaces but also original, so you could refurbish to reflect your individual taste.

ENTERTAINER'S ALFRESCO, POOL AND SPACIOUS GROUNDS

From the big outdoor patio which has both lofty ceilings and optional side screens, you can watch kids at play on the adjacent lawn or splashing about in the palm-fringed inground pool. There's space galore out here thanks to the block size, and a decent shed to stow garden gear.

CONVENIENT LOCATION CLOSE TO EVERYTHING

On the location front, it's a leisurely walk to a playground, as well as city-bound 150 buses and Calamvale Marketplace for last-minute forgotten grocery items. For bigger shops and more speciality retailers, it's a short drive up to Calamvale Central or SBH Shoppingtown, and 6 in the car to Calamvale Community College.

THE GREAT AUSTRALIAN DREAM DELIVERED

If you're chasing the great Australian dream of a big home on a big block, your race ends here!

Sunnyvale Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker
Property Partners
ABN 39 633 082 112 / 21 107 068 020

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MORE DETAILS

Property ID B3PMF4R
Property Type House
Land Area 870 m2
Including Study
Air Conditioning
Pool
Courtyard
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage

Jackson Chow 0435 998 468

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Debbie Chow 0411 138 328

Agent with Jackson Chow | jacksonchowssa@ljhpp.com.au

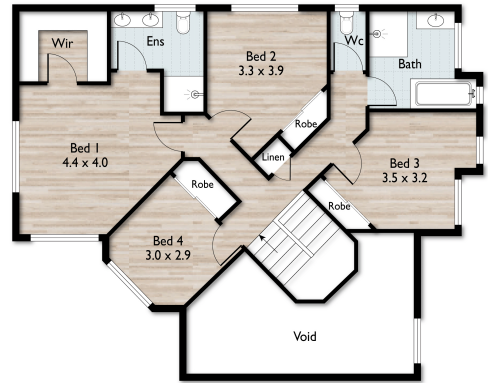
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Ground Floor



First Floor

5 3 4 355sqm



Scale in meters. Indicative only. Dimensions are approximate.
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