



3 Yewleaf Place, Calamvale

SOLD BY THE FLORENTZOS TEAM

A statement of timeless luxury and family comfort, this double-storey Calamvale showpiece delivers space, craftsmanship and resort-style living on a superb 800m² block. With its soaring cathedral ceilings, multiple living zones, and sparkling pool framed by manicured gardens, this is a home made for grand entertaining and relaxed everyday life.

Top 5 Features at a Glance:

1. Soaring cathedral ceilings spread across the formal living zones.
2. Expansive rumpus with built-in bar and pool views, plus paved alfresco entertaining.
3. Five generous bedrooms including a luxurious master suite with walk-in robe and ensuite.
4. Premium inclusions: 6x air con, fireplace, shutters, security cameras, water tank, dishwasher, shed & pool equipment.
5. Family-friendly position, a short stroll to city buses, local parks, childcare, and major shopping centres.

Step through the elegant entry foyer and be greeted by a soaring void, gleaming tiled floors and the warmth of finely crafted timber detailing. The grand formal lounge showcases dramatic vaulted ceilings with

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FOR SALE

Please Call

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AGENCY

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 **LJ Hooker**

exposed beams and an ornate brick fireplace - a true centrepiece for winter gatherings. Sunlight filters through arched windows, highlighting the fine balance of character and modern comfort that defines this impressive residence.

Beyond the formal spaces, a series of casual living and dining areas sprawl out around the gourmet kitchen. Framed by a bay window and finished with stone benchtops and splashbacks, this superbly appointed kitchen includes quality appliances, solid timber cabinetry, ample storage, and a breakfast counter. Its open plan design keeps the conversation flowing, connecting directly to the meals and family zones for effortless day-to-day living.

When it's time to entertain, few homes compare. The expansive rumpus room, complete with a solid timber bar and pool table, sets the scene for celebrations, while wide glass doors open to a tropical paved patio that wraps around the back of the home. At the front, the resort-style pool with spa jets & pool cover, catches the sun all day long - the perfect setting for summer barbecues, while a sheltered front patio invites quiet morning coffees.

Upstairs, the sense of scale continues with a light-filled retreat overlooking the main living void. Five spacious bedrooms ensure comfort for large or extended families. The master suite offers its own private haven, featuring a walk-in robe, elegant spa ensuite, and tranquil outlook. The remaining bedrooms are serviced by two spotless bathrooms, each thoughtfully designed with classic tiling and abundant storage.

Every comfort has been considered, from the six air-conditioning units to the plantation shutters, security cameras, water tank, dishwasher, new pool pump and abundant storage throughout. Timber features have been recently re-oiled, ensuring the home's natural warmth continues to shine for years to come. A double garage and garden shed complete the picture of convenience.

Positioned in one of Calamvale's most family-friendly pockets, this highly-sought address combines peace and proximity. Just a short stroll to the city bus stop (350 m), Yewleaf Place Park (80 m) and local shops, and moments to Milestones Early Learning, Gowan Road Plaza, major shopping hubs and motorway access - everything is within easy reach.

Grand in scale, rich in character and designed for modern family living, this is a rare Calamvale opportunity offering lifestyle, elegance and everyday ease in perfect harmony.

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MORE DETAILS

Property ID B3N9F4R
Property Type House
Land Area 800 m2
Including Ensuite
Air Conditioning
Toilets (3)
Alarm
Intercom
Pool
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage
Water Tank

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Partner and Agent/Independent Contractor |
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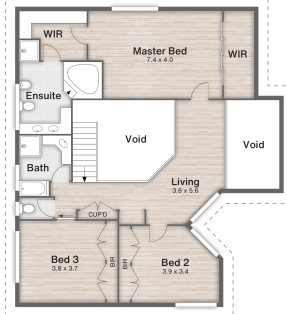
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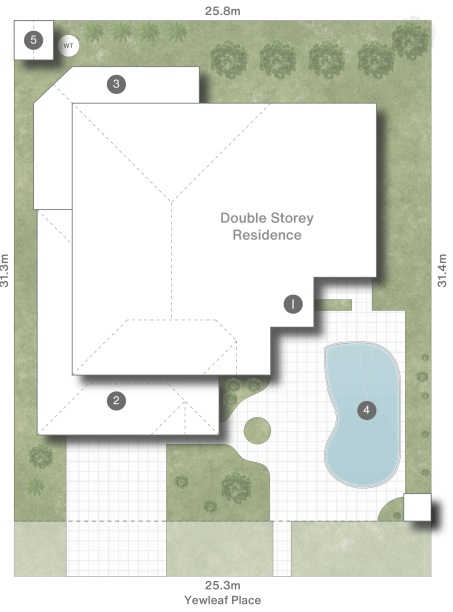
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FIRST FLOOR

- 1 Porch
- 2 Garage
- 3 Verandah
- 4 Pool
- 5 Shed



3 Yewleaf Place CALAMVALE

5 | 3 | 2 | 416m² | 800m²



DISCLAIMER
This is not a legal document; all measurements and dimensions are approximate and are subject to errors, omission or misstatement. No liability will be accepted. Plans are shown for marketing purposes only.