

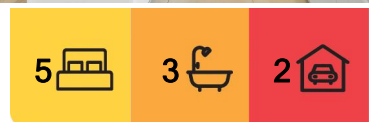
Calamvale, 30 Harvey Place

SOLD BY JACKSON CHOW & DEBBIE CHOW

A 5-minute bike ride at best to Stretton State College, by way of Illaween Park, this solar-powered 5-bedroom family residence makes a bold first impression with its angled roof lines and 2-toned rendered facade - getting better by the minute as you discover its fully ducted air-conditioned system interior.

Highlights:

- Tiled open plan kitchen/living/dining hub opening onto 7.8m long alfresco entertaining area
- Hybrid-floored media/rumpus room off central hallway + a study (or 6th bed) near entry
- Feature tile splashbacks & a full suite of stainless appliances in the high-end kitchen
- 5 hybrid-floored spacious beds above, 4 with BIRs, master with WIR + ensuite with private shower
- 7 months old Rheem 315L hot water system with 12 years warranty



For Sale
Please Call

View
ljhooker.com.au/B2XDF4R

Contact
Jackson Chow
0435 998 468
jacksonchow@ljhpp.com.au
Debbie Chow
0411 138 328
jacksonchowssa@ljhpp.com.au



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- Low-upkeep landscaping - just mature palms & play friendly lawns needing a quick mow

Driving to your first inspection, you'll pass by many premium homes, a strong indicator that you're onto a good thing here. Then, as you pull up to 30 Harvey Place and take in this home's striking angled roof line and abundant picture-style windows across a rendered facade, expectations will rise even more - and they'll be surpassed!

Downstairs, polished 600mm x 600mm tiles lead from the entrance foyer past a hybrid-floored study (or 6th bedroom) then a spacious open media room/rumpus, before opening into a light-filled, combined kitchen/living/dining hub - this home's heart.

In a classic L-shape, the kitchen overlooks the dining table, with the family living area off to one side, allowing you to discreetly position a big wall-mounted TV out of the 'line of sight' on entry. That said, all eyes will likely be drawn to the black & white themed kitchen that sparkles with every stainless appliance - including a gas cooker, ducted out rangehood, water filtration system and a reputable Miele G Series dishwasher - and sports a double door fridge recess and walk-in corner pantry.

Screened sliders between this space and a lengthy alfresco patio overlooking the grassy private fenced rear yard, ensure seamless flow between inside and out. Beautifully tiled, fully covered and illuminated, this airy outdoor space is the perfect spot for entertaining from noon till night!

An attractive staircase with decorative timber balustrade ascends from the foyer to the upper level where all rooms, bar the wet areas sport hybrid flooring. Of the 5 bedrooms, 4 have BIRs - one of these opening onto a sweet balcony with sweeping district views. The master is more luxe, with a WIR and an elegant ensuite where the chic vanity unit is all that's on show, a common wall discreetly hiding the shower and toilet.

There's a centrally positioned family bathroom up here, with a shower and tub, and another full bathroom below (with a shower) off the laundry.

Zoned for Stretton State College, the kids can get themselves there with ease - the school being only a 20-minute walk through nearby Illaweena Park, or 5 on a bike. It's also just a short 5-minute walk to Beaudesert Rd to hail few city-bound bus, 5 to ALDI or 7 to Calamvale Marketplace. By car, you can be merging onto the M2/M6 in about 3-minutes.

This is classy living in a high-calibre neighbourhood.

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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 About this Property

Property ID	B2XDF4R
Property Type	House
Land Area	466 m2
Including	Study Ducted Cooling Balcony Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage Solar Panels

Jackson Chow 0435 998 468

Agent/Independent Contractor | jacksonchow@ljhpp.com.au

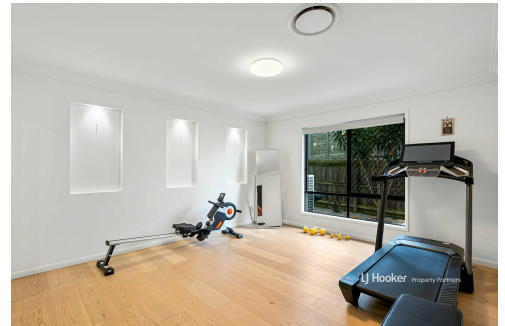
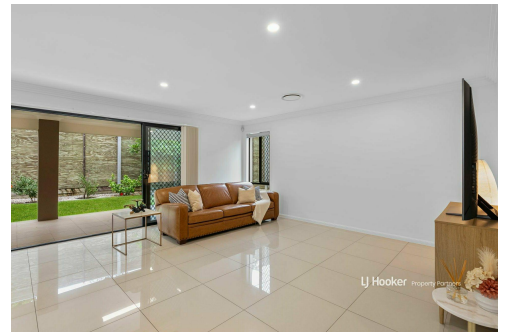
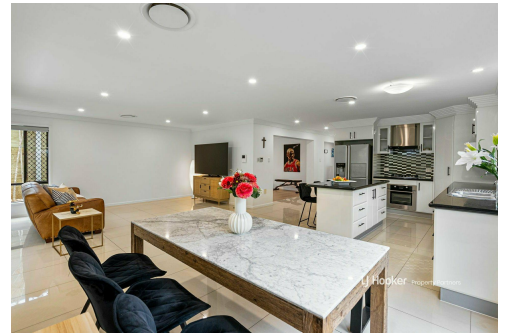
Debbie Chow 0411 138 328

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

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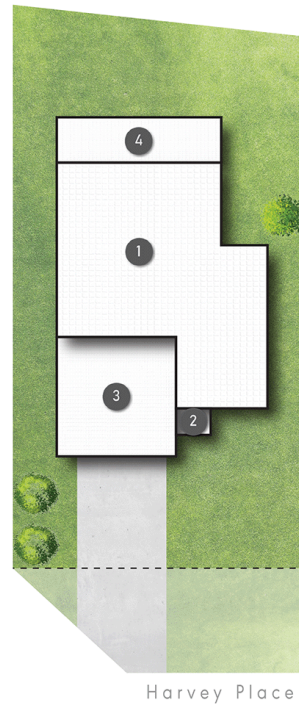
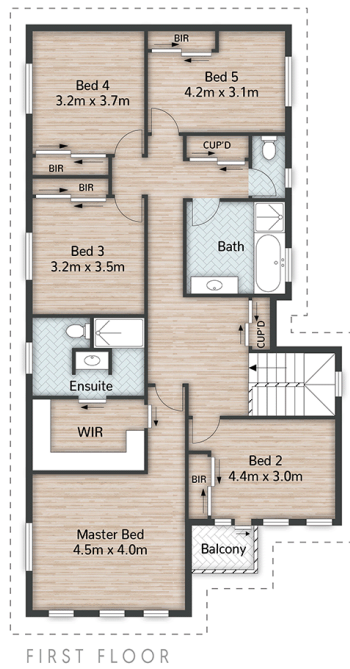
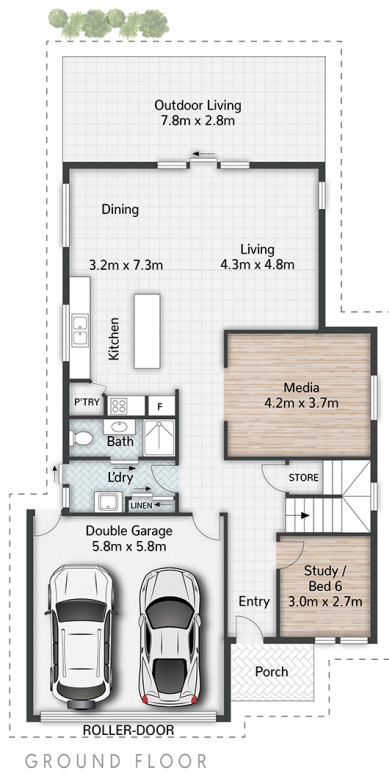
25 Pinelands Road, SUNNYBANK HILLS QLD 4109

propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au



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- LEGEND**
- 1 RESIDENCE
 - 2 PORCH
 - 3 GARAGE
 - 4 OUTDOOR



30 Harvey Place, **CALAMVALE**

6 | 2 | 2 | 335m²

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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