



37 Benhiam Street, Calamvale

ONLY 2.5 YEARS OLD - UNDER BUILDER'S WARRANTY & MOVE-IN READY

Auction Location: Onsite & Online via Realtair

Fresh, bright and beautifully practical, this only 2.5 years old Calamvale home delivers the comfort of a modern build without the wait. Set in a newly built pocket with high ceilings on both levels, ducted air conditioning, solar panels and a prized northern backyard, it offers an easy family lifestyle just around the corner from major shopping, schools and transport.

Features at a Glance:

- Northern backyard, giving the home a bright, inviting outdoor aspect.
- Only 2.5 years old, saving buyers the time of building new, with structural guarantee still remaining.
- Just 14min walk to Calamvale Central and 9min walk to the 140 city bus.
- Positioned in a newly built pocket surrounded by modern homes.
- High ceilings on both levels, enhancing light, space and everyday comfort.

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AUCTION

Sat 27th Jun @ 2:30PM

VIEW

Sat 13th Jun @ 9:00AM - 9:30AM

AGENTS

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AGENCY

LJ Hooker Property Partners
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 **LJ Hooker**

SPACIOUS TWO-STOREY DESIGN WITH FAMILY-FRIENDLY FLOW

Step inside and discover a modern two-storey layout designed for families who want space, comfort and low-maintenance ease. The home opens through a fresh, welcoming entry, with tiled living on the lower level, soft neutral finishes throughout and a practical floor plan that separates everyday entertaining downstairs from peaceful bedroom accommodation upstairs.

STYLISH OPEN-PLAN LIVING WITH A LIGHT-FILLED GOURMET KITCHEN

At the heart of the home is a stylish open-plan kitchen, dining and living zone, where generous proportions and high ceilings create a wonderful sense of openness. The kitchen is sleek and functional, featuring a large island counter with breakfast bar seating, dark cabinetry, a gas cooktop, huge window splashback for tonnes of natural light, walk-in pantry and excellent storage. From here, the dining and living areas flow easily to the covered alfresco, making family meals and entertaining feel effortless.

SUNNY NORTHERN BACKYARD WITH EASY-CARE OUTDOOR LIVING

Outside, the northern backyard is a true highlight. Fully fenced and beautifully simple, it offers a large grassed area for children and pets, while the covered patio provides a comfortable spot for outdoor meals or a quiet morning coffee. With a modern, easy-care setting and no major landscaping demands, it is an ideal outdoor space for busy families.

UPSTAIRS RETREAT WITH FOUR GENEROUS BEDROOMS

Upstairs, a second living area adds flexibility to the layout, offering the perfect retreat for kids, movie nights, study time or a quiet sitting zone. Four bedrooms are positioned on this level, including the master bedroom with walk-in robe and private ensuite. Bedrooms two, three and four each include built-in robes, while the main bathroom, additional powder room and handy upstairs storage help keep daily routines running smoothly.

DUCTED AIR, SOLAR PANELS & PRACTICAL MODERN EXTRAS

The home is also packed with practical extras, including ducted air conditioning, solar panels, ceiling fans, recessed downlights, security screens, a downstairs powder room, internal laundry, walk-in pantry, under-stair storage and a double garage with internal access. With the building only around 2.5 years old, buyers can enjoy the fresh feel of a contemporary home while saving the time, stress and delays of building from scratch.

WALK TO SHOPS, SCHOOLS & CITY BUS TRANSPORT

The location completes the package. From here, you are just around the corner from Calamvale Central and Sunnybank Hills Shoppingtown, with major everyday conveniences including Woolworths, Coles, Kmart, the library and a wide range of dining, retail and service options close by. Calamvale Central is positioned on Compton Road, while Sunnybank Hills Shoppingtown offers Coles, Woolworths, Aldi, Kmart, Sunnybank Hills Library and an array of specialty stores. The home is also close to Calamvale Community College, Wisdom College and Algester State School, with the 140 city bus only a short walk away.

Near-new, easy to love and wonderfully convenient, this is a smart modern home with all the right lifestyle ingredients. Don't miss your chance to secure a fresh family address in a growing Calamvale pocket - contact Jackson or Peter today for more information.

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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

MORE DETAILS

Property ID	B4V7F4R
Property Type	House
Land Area	453 m2
Including	Air Conditioning Ducted Cooling Toilets (3) Dishwasher Built-in-Robes Remote Garage Solar Panels

Jackson Chow 0435 998 468

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Peter Luo 0448 568 888

Sales Agent to Jackson Chow | peterluo@ljhpp.com.au

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Ground Floor



First Floor

4 2.5 2



Scale in meters. Indicative only. Dimensions are approximate.
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