



4 Ironbark Place, Calamvale

READY TO MOVE IN & SPACE FOR POOL/ GRANNY FLAT (STCA)

Auction Location: Onsite and online via Realtair

Turn this family sanctuary nestled within a quiet, leafy Calamvale pocket into your dream home. With refreshed interiors including a full repaint and sleek new hybrid flooring this versatile four-bedroom home features multiple living zones, plus a flexible floorplan that can easily accommodate a fifth bedroom or home office.

Highlights:

- Two-storey family residence on generous 781m² block in a quiet, high-demand Calamvale pocket
- Long driveway with easy accommodation for up to 4 additional vehicles.
- Fully repainted internally with stunning new SPC hybrid flooring for a modern finish plus refreshed roof
- Features a freshly painted roof and external walls, enhancing both street appeal and long-term presentation.
- Open-plan family areas plus a separate family rumpus room; 4 bedrooms and the potential for a 5th bedroom or home office

4 🚗 3 🚗 2 🚗

AUCTION

Sat 13th Jun @ 10:30AM

VIEW

Sat 23rd May @ 10:00AM - 10:30AM

AGENTS

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AGENCY

LJ Hooker Property Partners
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 **LJ Hooker**

- Solar power system, solar hot water (with large storage tank & boost switch), a rainwater tank and two sheds
- Unmatched backyard potential for a pool or granny flat (STCA)
- Moments from Sunnybank Hills Shopping Town, Calamvale Central, local schools, bus stops and the popular Calamvale District Park.

FRESH INTERIORS & EXTERIORS FOR A LIFESTYLE OF EASE

Step into a home that feels refreshed and move-in ready, with the entire interior freshly repainted and complemented by stylish new hybrid flooring that delivers a contemporary finish while offering durability and low-maintenance living throughout the main family areas.

Also features a freshly painted roof and exterior walls, creating an instantly refreshed and highly appealing facade that enhances the property's overall street presence and first impression. The updated exterior presentation not only adds to the home's visual appeal but also reflects a strong sense of ongoing care and maintenance, offering buyers added confidence in the property's long-term upkeep, durability, and value retention.

The contemporary kitchen is thoughtfully designed with both style and practicality in mind, featuring quality appliances, ample cabinetry, generous bench space, and a functional layout ideal for everyday living and entertaining. Positioned at the heart of the home, it seamlessly connects to the open-plan living and dining areas, creating a welcoming space for family gatherings and effortless entertaining.

Designed with ultimate separation and functionality in mind, the expansive layout boasts four oversized bedrooms and three full bathrooms. Multiple distinct living zones, including a dedicated family room, ensure that whether the family is gathering for movie night or seeking quiet solitude, there is a perfect space for everyone. Working from home or need a guest space? The separate study offers seamless flexibility to easily serve as a fifth bedroom if desired.

AN OUTDOOR CANVAS OF EPIC PROPORTIONS

While the inside provides immediate comfort and style, the true magic unfolds as you step out into the massive undercover patio, fully fenced backyard. Flat, usable land of this scale is a vanishing commodity in Calamvale. Here, your imagination is the only limit. With clear side access and a level foundation, there is ample, practical potential (STCA) to build a sparkling in-ground swimming pool, a completely detached granny flat for multi-generational living, or both! Two handy outdoor sheds are already in place, providing secure storage for tools and equipment.

• FRIENDLY AND COST-EFFICIENT LIVING

Engineered for modern peace of mind, this home comes equipped with outstanding sustainable infrastructure to slash your utility bills. Enjoy the financial freedom of a robust solar system paired with a highly efficient solar hot water system, complete with a large storage tank and a hot water boost switch for those high-demand mornings. Supported by an on-site water tank and crisp air conditioning throughout, this home ensures your family's absolute comfort in every season.

A QUIET POCKET WITH ULTIMATE CONVENIENCE

Nestled in a peaceful, highly desirable Calamvale pocket, this property seamlessly pairs suburban tranquility with ultimate lifestyle convenience. A short 400m stroll leads you to the lush Tristania Close Park, while your retail and dining needs are perfectly catered to with Gowan Plaza just 1.3km away and the bustling Calamvale Central a mere 1.5km from your doorstep. Growing families will also appreciate the exceptional proximity to quality education, with both Runcorn

Heights State School and Calamvale Community College situated just a quick 2.4km commute away.

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MORE DETAILS

Property ID	B4S4F4R
Property Type	House
Land Area	780 m2
Including	Ensuite
	Study
	Air Conditioning
	Built-in-Robes
	Water Tank

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4 3 2 275sqm



Scale in meters. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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