







40 Maywood Crescent, Calamvale

SIDE ACCESS TO 1,032M2 LEVEL BLOCK + GRANNY FLAT POTENTIAL

PRIVATE INSPECTION AVAILABLE: Space, connection and everyday comfort come together beautifully in this wide side access lowset family home, set on an impressive 1,032m2 flat block in a tightly held Calamvale pocket. With five bedrooms, two generous living zones and massive outdoor entertaining, it offers the kind of room families can truly grow into for years to come.

Top 5 Features at a Glance:
1. Freshly updated with a sleek new kitchen, new appliances, SPC flooring and LED lighting throughout.
2. Valuable side access to backyard with extra space for additional cars, a trailer or truck, plus excellent granny flat potential (STCA).
3. Massive entertaining patio flowing onto a generous, family-friendly backyard.
4. Close to major shopping, buses, highway connections, schools and local parks.
5. Solar panels and ducted air conditioning for comfortable, efficient year-round living.

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FOR SALE
Offers Over $1,200,000 | 1,032M2 LEVEL BLOCK

VIEW
Sat 21st Nov @ 12:00PM - 12:30PM

AGENTS
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AGENCY
LJ Hooker Property Partners
07 3344 0288

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TWO SPACIOUS LIVING ZONES FOR GROWING FAMILIES
Designed with family life in mind, this lowset brick home delivers an easy, connected layout with space for everyone. A sprawling open-plan living and dining zone gathers around the kitchen and flows directly outdoors, while a huge separate living room provides valuable flexibility for movie nights, a kids' retreat, games room or relaxed second lounge.

Bright and inviting, this versatile second living space enjoys full-height windows looking outside and into the patio. It creates a wonderfully open feel while maintaining separation from the main family zone-ideal when busy households want room to spread out.

A FRESH NEW KITCHEN AT THE HEART OF THE HOME
At the heart of the home, the new kitchen makes a bold modern statement with matt black cabinetry, mosaic splashbacks, new appliances and a gas cooktop. Combined with the new SPC flooring and LED lighting throughout, these updates give the central living areas a fresh, contemporary feel while retaining the practical proportions families need.

FIVE BEDROOMS WITH YEAR-ROUND COMFORT
Five bedrooms provide excellent accommodation, complemented by two bathrooms, including a family bathroom with separate bath and shower, plus a separate toilet. Ducted air conditioning keeps the home comfortable throughout the seasons, while solar panels add another practical benefit for everyday living.

EXCEPTIONAL 1,032M² WITH GRANNY FLAT POTENTIAL
With its impressive 1,032m² allotment, generous backyard and side access, the property offers genuine potential for a granny flat or secondary accommodation (STCA), adding another dimension of flexibility for families, extended living or future plans.

Outside is where the scale of this property really shines. The massive covered entertaining patio opens onto a substantial backyard, creating plenty of room for family gatherings, weekend entertaining and outdoor play. Side access adds another layer of versatility, with additional space for vehicles, a trailer or truck-all on a generous allotment that gives buyers genuine breathing room.

FAMILY-FRIENDLY CALAMVALE CONVENIENCE
The location completes the picture. Set in a family-friendly Calamvale pocket, the home is within the Calamvale Community College catchment, close to Stretton State College and within easy reach of Sunnybank Hills Shoppingtown, Calamvale Central and Woolworths Calamvale. Buses, motorway connections and neighbourhood parks are also readily accessible, making workdays, school runs and weekends easier.

With its substantial block, flexible five-bedroom layout, modern updates and superb outdoor space, this is a solid family home with plenty to offer now and well into the future. Make your move on Maywood - contact Debbie & Jackson today and discover just how much space 40 Maywood Crescent has to offer.

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Sunnyvale Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
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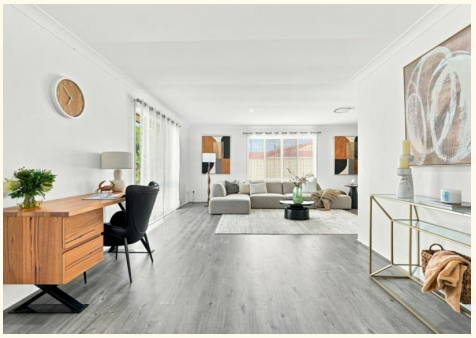
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MORE DETAILS

Property ID	B584F4R
Property Type	House
Land Area	1032 m2
Including	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Remote Garage
	Solar Panels

Debbie Chow 0411 138 328
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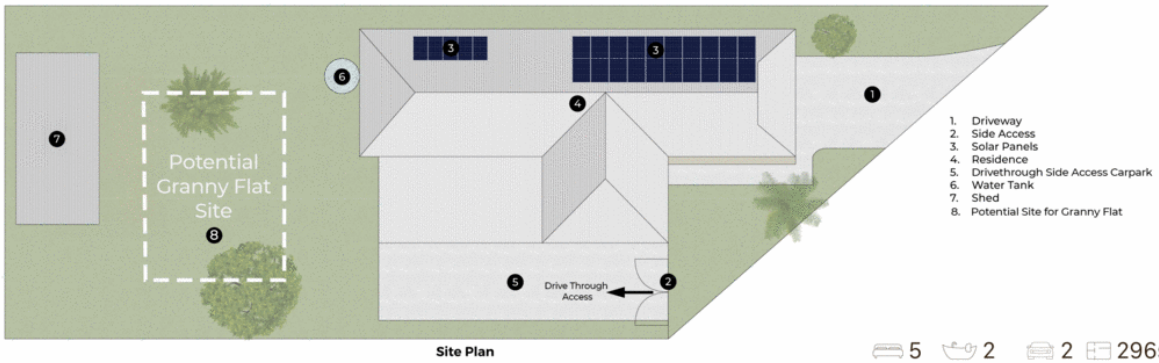






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Scale in meters. Indicative only. Dimensions are approximate.
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