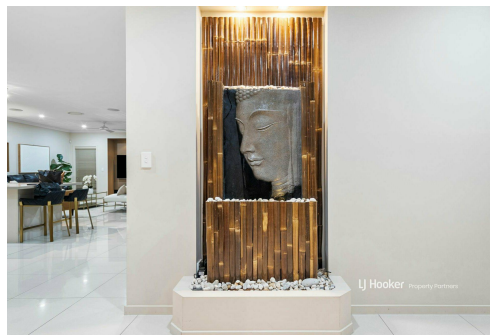




LJ Hooker Property Partners



Calamvale, 43 Alfred Circuit

Prestigious Family Living in Stretton College Catchment

From a striking multi-angled roofline that turns heads even on a street brimming with high-end houses, to the breezy Bali-style entertaining areas out back that include a BBQ gazebo that will get a work-out through the coming summer break, this is a truly exceptional family home /u8211? as liveable as it is luxurious.

Highlights:

- Huge tiled open plan living/dining off a massive high-end kitchen with big WIP
- Formal carpeted lounge off entry + a hybrid floored family retreat on the upper landing
- 5 beds + office/6th bed, 3 with ensuites inc. a grand master with spa bath & twin vanity
- Ducted A/C + ceiling fans, solar panels, fan-cooled rear patio + covered balcony above
- Tropical gardens: lush lawn, palms, paved pebble pathways, timber deck with swing chair

All up, there's 408m2 under the main roof here, set on a substantial 715m2 block and including a secure double garage at the end of a driveway providing extra off-street



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
Please Call

View
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parking.

A home with up to 6 bedrooms (should you convert the home office) needs living space to match /u8211? big open rooms for the whole family to come together, as well as places for blissful retreat. Well, this property more than delivers with multiple zones on each floor.

Downstairs, the highlight is the massive, combined kitchen/living/dining area that extends through two sets of glass sliders onto a fan-cooled covered entertaining patio lined with easy-care synthetic turf. There/u8217?s a recessed niche on the living side ready to house your big slimline wall-mounted TV, and a fixed Samsung TV in the dining room to display your memories /u8211? plus fitted ceiling speakers throughout. There is also a handy powder room nearby for guests.

The kitchen is epic in size, with great flow around an island-style dining bar with display shelving, a big gas cooker, wall-mounted oven, dishwasher, and space for 2 separate fridges, the second inside a huge walk-in pantry.

Rounding out the lower level is a light-filled formal lounge for quiet escapes and a home office/ 6th bedroom, both carpeted and sitting either side of the entry foyer. There/u8217?s also an ensuited bedroom to the rear with a WIR and patio access, that would be ideal for guests or live-in relatives.

Upstairs, 4 bedrooms branch off a central family retreat at the top of the landing. One on the street-side has a WIR, a cosy sitting nook, and access into a 2-way family bathroom, while 2 others have BIRs, and the master sanctuary boasts a massive walk-in closet, and a luxe ensuite with twin vanity, rain shower, corner step-up spa bath, and concealed toilet! Sliders stem from the master, the other rear bedroom and the retreat space onto a deep covered balcony overlooking the lush back garden.

The surrounding landscaped grounds is a tropical oasis with an array of low maintenance palm trees, fencing bamboo and Balinese influence showcased throughout the backyard. Grassed one side, and pebbled on the other, stepping stones provide soft footings up to a raised Bali-hut /u8211? perfect for lounging about with a cocktail in hand /u8211? and a built-in BBQ zone next door. Elsewhere is a quiet corner deck with a swing chair, for retreating in the warm afternoons with a good book; as well as a garden shed.

This location is 5-star. Parks and city-bound buses are within walking distance, same with Stretton State College which is about a 15-minute walk. A quick drive will get you to Calamvale Marketplace (5 mins), ALDI Drewvale (7 mins), and both Sunnybank Hills Shoppingtown and Calamvale Central (9 mins).

Spend your summer in comfort and style in this Bali-inspired slice of suburban paradise.

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More About this Property

Property ID	B2AKF4R
Property Type	House
Land Area	715 m ²
Including	Study Air Conditioning Ducted Cooling Ducted Heating Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank

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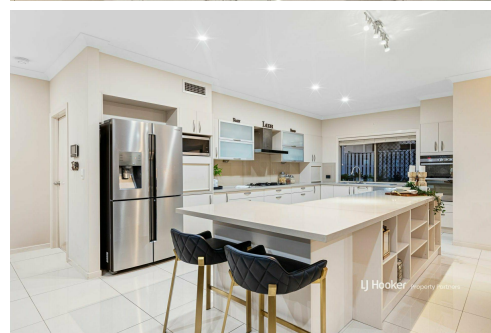
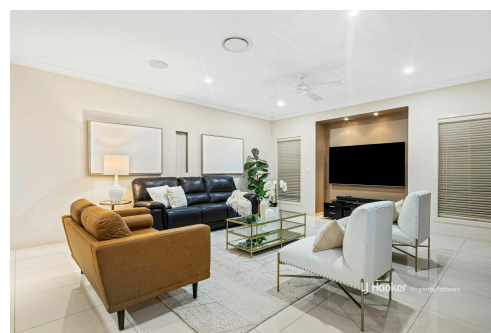
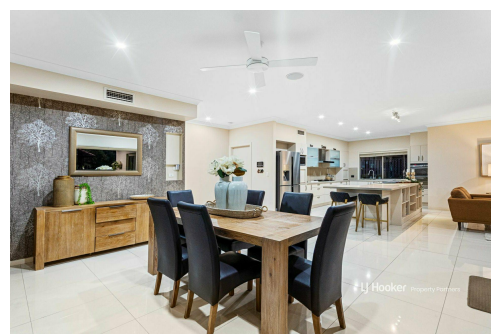
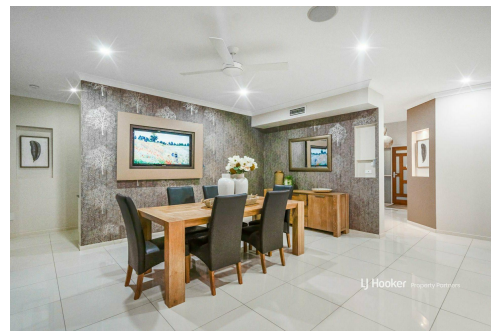
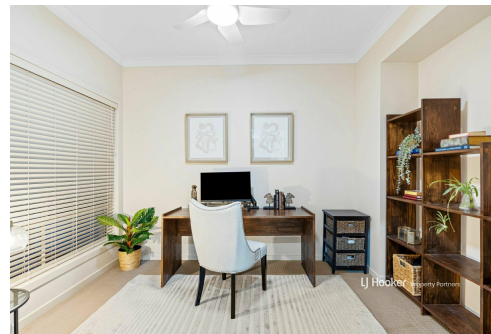
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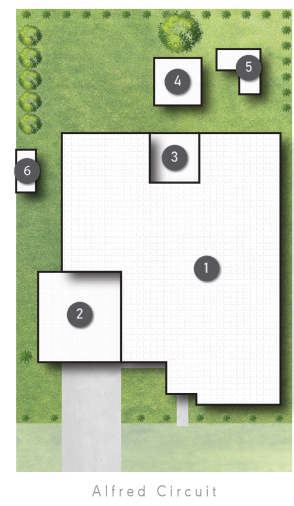


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- LEGEND**
- 1 RESIDENCE
 - 2 GARAGE
 - 3 PATIO
 - 4 GAZEBO
 - 5 BBQ AREA
 - 6 SHED



43 Alfred Circuit CALAMVALE

5 | 1 | 3 | 2 | 408m²

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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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