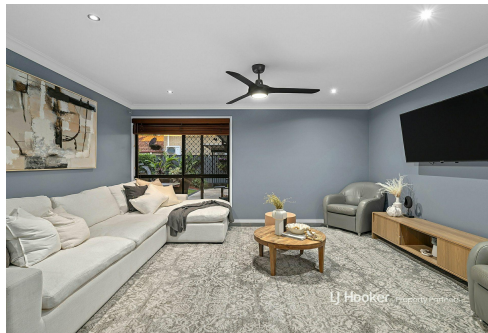




Calamvale, 44 Central Street

SOLD BY THE GILLESPIE TEAM

Formal gatherings, weekday hangs with the fam, big summer social sessions - whatever the occasion, this air-conditioned renovated lowset with its party-ready alfresco patio, stunning inground pool, and multiple indoor living zones, more than has you covered.

Highlights:

- Formal lounge & dining rooms, combined kitchen/casual meals, separate media lounge
- Huge, covered side entertaining patio with a stainless rangehood over the BBQ area
- 4 plush-carpeted beds - all with ceiling fans, 3 with BIRs, master with WIR and ensuite
- Study off entry foyer, main bathroom with shower, tub and separate toilet, big laundry
- Mega-parking options: paved driveway, double carport, double garage + single side carport

Extensive renovations in 2022 filled this family-friendly abode with fresh feels and the



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
ljhooker.com.au/B26UF4R

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kitchen is one of the standout results. Positioned at the heart of the home overlooking a casual meals area that opens onto the side entertaining patio, it has an island-style dining bar to facilitate flow, handle free, soft close cabinets, coloured glass reflective splashbacks, space for a double-door fridge, and a dishwasher and wall-mounted oven among a full suite of all electric appliances.

The media lounge is adjacent to the meals area, while the formal lounge and dining room sits off the entry foyer - with easy-clean tiling spanning all these high-use zones.

On the accommodation front, there are 4 carpeted bedrooms, plus a tiled study, all with ceiling fans. Three have built-in robes and share a main bathroom with a tub, shower with storage niche, big vanity with integrated basin and loads of storage, and the toilet next door. Privately positioned out front, the master boasts both a walk-in wardrobe and an ensuite with a shower.

Further elevating this property is the thoughtful landscaping from front to back and the addition of a garden shed and 2 water tanks (5000L pool and 3000L garden) to help maintain things.

Street-side, manicured lawns and neat gardens contained behind solid retaining walls, lie either side of an attractively paved driveway rising to the double carport and a remote entry 2-vehicle garage. The single side carport (and the garage) both access the central yard where lawn and tropical plantings embrace the fully covered, fan-cooled entertaining patio and a dedicated BBQ area with a stainless rangehood. Out back, playful checkerboard-patterned paving connects the pool to a cute party hut and garden shed, while an arbour walkway runs down the western boundary.

Helping offset all the modern 3-phase-powered comfort on offer here is a massive solar system, topped up in 2022 when the renos were done. Today there's a hefty 16.92kW of panels feeding off Queensland's abundant sunshine, with 2 inverters to facilitate exports back to the grid of up to 15kW per day.

From this suburban oasis, it's about a 3-minute walk to Central Park shops (IGA) and the local park (via a shortcut at the end of this cul-de-sac), and 7 to bus stops along Algester Road. Driving, it's 6 minutes to Sunnybank Hills Shoppingtown/Calamvale Central and Calamvale Community College, and only 4 to Algester State School.

Southside life sure looks sweet from here.

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More About this Property

Property ID	B26UF4R
Property Type	House
Land Area	700 m ²
Including	Study Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Pool Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank

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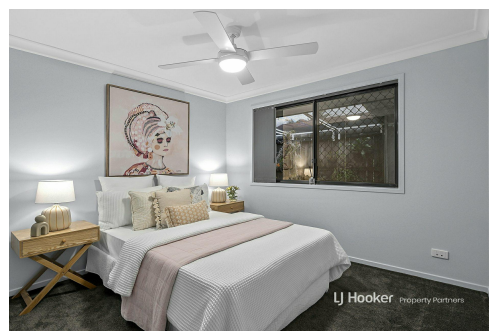
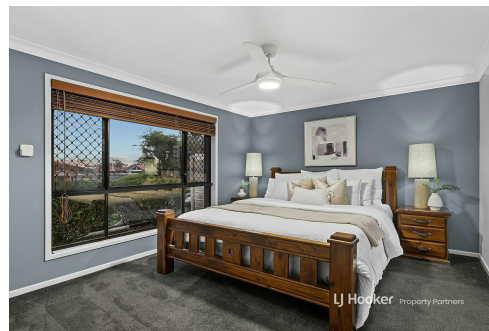
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