



46 Chateau Street, Calamvale




## **AUCTION THIS SAT: Effortless Family Living with Pool and Position**

Refreshed lowset home close to shopping, buses, and major roads

Experience a residence where modern updates and an unmatched location converge to create the perfect family sanctuary. This beautifully presenting lowset home sits on a generous 701m2 allotment and has been thoughtfully refreshed to offer immediate comfort and style.

### Highlights:

- Brick-veneer lowset freshly updated with internal paint, and LED downlights
- Positioned for convenience - stroll to SBH Shoppingtown, Calamvale Central and city buses, or reach the M2, M1, and M6 via a quick 2.5 km drive
- Shimmering inground pool, a dedicated outdoor entertaining area, and a private courtyard
- 5 spacious bedrooms or one used as multi-purpose room that overlooks the pool
- Meticulous maintenance including a full roof restoration in 2022

5  2  2 

### **FOR SALE**

Auction

### **VIEW**

By Appointment

### **AGENTS**

Jackson Chow  
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Debbie Chow  
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### **AGENCY**

LJ Hooker Property Partners  
07 3344 0288

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

and tinted windows for privacy and climate control

#### UNBEATABLE CONNECTIVITY IN A PRIME POCKET

Location is the standout feature of this Chateau Street address, offering an incredible walk-to-everything lifestyle including few steps from Caravonica Court Park, offering an ideal extra outdoor space for your kids and pets. Also, You are positioned within easy walking distance of Sunnybank Hills Shoppingtown, Calamvale Central, and city-bound bus services.

For those commuting by car, the home is only a 2.5 km drive to the M2, providing rapid links to the M1 and M6 for seamless travel across Brisbane. Families will also appreciate the abundance of nearby parks, adding to the community feel of this highly sought-after area.

#### A POLISHED INTERIOR DESIGNED FOR MODERN LIVING

The home presents a bright and welcoming atmosphere thanks to brand-new internal paint and the installation of sleek LED downlights throughout. The functional floorplan features five spacious bedrooms or a versatile multi-purpose room that overlooks the sparkling inground pool area, providing the ideal space for a media retreat or a family lounge.

Practicality meets peace of mind with a full roof restoration completed in 2022, while tinted windows and split-system air conditioning ensure a comfortable climate in every season.

#### SEAMLESS ENTERTAINING AND OUTDOOR BLISS

The true magic of this property unfolds as you move toward the rear, where the indoors and outdoors blend seamlessly. Imagine long summer afternoons spent by the shimmering inground pool, a private centrepiece that invites endless hours of family fun and relaxation.

Whether you are hosting a weekend barbecue in the dedicated outdoor entertaining area or enjoying a quiet morning coffee, this space is designed to be your personal oasis. The meticulously maintained garden and full fence line ensure total privacy, while the tinted windows allow you to look out over the water from the cool comfort of the air-conditioned interior.

#### YOUR OPPORTUNITY AWAITS

This property is a premier opportunity to secure a high-quality home in a central Calamvale location. With every detail attended to, from the updated finishes to the prime position, 46 Chateau Street is ready for you to move in and start enjoying the best of local living. Contact Jackson and Debbie today.

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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 B434F4R  
Property Type House  
Land Area 701 m2  
Including Ensuite  
Study  
Air Conditioning  
Pool  
Courtyard  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Remote Garage

### Jackson Chow 0435 998 468

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### Debbie Chow 0411 138 328

Agent with Jackson Chow | [jacksonchowssa@ljhpp.com.au](mailto:jacksonchowssa@ljhpp.com.au)

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5 2 2 225sqm



Scale in meters. Indicative only. Dimensions are approximate.  
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