



Calamvale, 46 Marsala Street

Solid Brick Classic in a Walk-to-Everything Pocket

Nestled among leafy streets, this solid brick gem is the kind of home that wraps you in comfort from the moment you arrive. Freshly updated with brand new carpet, and boasting timeless timber ceilings, it's a warm and welcoming canvas for young families, savvy renovators or anyone ready to claim a slice of Calamvale's unbeatable convenience.

Top 5 Features at a Glance

1. Stroll to Calamvale Central, Sunnybank Hills Shoppingtown, buses, parks & local essentials.
2. Fresh new carpet underfoot - ready to move in, nothing more to do.
3. Spacious formal lounge plus casual family and dining zones beneath soaring timber ceilings.
4. Sheltered entertaining patio flowing onto secure lawns for kids and pets to play.
5. Solid brick construction on a flat 588m2 block with secure gardens and double garage.



For Sale
Please Call

View
ljhooker.com.au/B37YF4R

Contact
Peter Florentzos
0414 311 526
peterflorentzos@ljhpp.com.au

Kathy Lu
0448 614 495
kathylu@ljhpp.com.au



LJ Hooker Property Partners
07 3344 0288

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This is the kind of home where life feels easy - light-filled living areas flow under stunning timber raked ceilings, adding a touch of classic charm you just don't find in new builds. Whether you're hosting gatherings with friends or relaxing with the family, there's room here for every season of life.

The practical kitchen sits at the heart of the home, well positioned to serve both the formal dining room and casual family space. Whip up weekday dinners or weekend feasts with ease, while staying connected to the family chatter and garden views beyond.

Step outside and you'll find an inviting covered patio where barbecues and birthday parties come to life. There's plenty of secure lawn for kids and pets to play freely - all framed by neat gardens that make upkeep simple.

Three peaceful bedrooms, including a generous master with private ensuite, offer a cosy retreat at the end of the day. The bathrooms keep their retro charm while providing the functionality families need, and there's loads of potential for a stylish update down the track.

Out front, the double garage provides secure parking, and a handy garden shed takes care of the extras. All of this sits behind a white iron fence, adding to the home's timeless street appeal and friendly suburban vibe.

Best of all, you're just footsteps from local shopping hubs, leafy parks, city buses, medical centres and early learning options - plus only a quick drive to respected local schools. It's easy to see why homes in this welcoming pocket are tightly held.

Additional features include: air conditioning, water tank, low maintenance gardens, skylights, security screens and fitted blinds.

Solid, spacious and full of promise, this classic Calamvale charmer is ready for its next story. Move in and enjoy it as is, or plan a stylish refresh to make it truly your own. Contact Peter Florentzos and Kathy Lu today to make it yours before auction day!

AEAF Investments Pty Ltd T/A Peter Florentzos Properties with Sunnybank Districts P/L
T/A LJ Hooker Property Partners ABN 50 133 677 319 / 21 107 068 020

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More About this Property

Property ID	B37YF4R
Property Type	House
Land Area	588 m2
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking

Peter Florentzos 0414 311 526

Partner and Agent/Independent Contractor | peterflorentzos@ljhpp.com.au

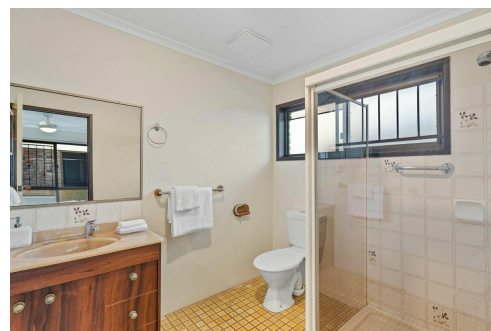
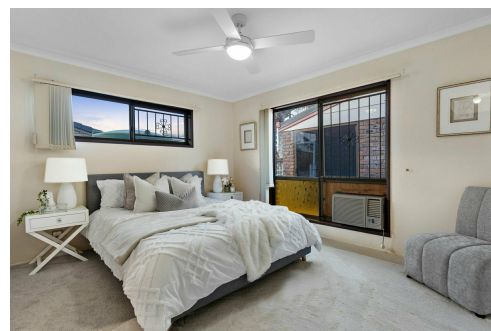
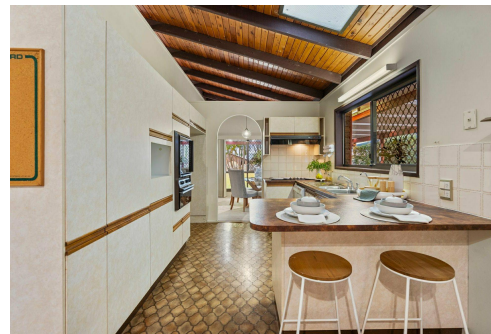
Kathy Lu 0448 614 495

Sales Associate to Peter Florentzos | kathy@ljhpp.com.au

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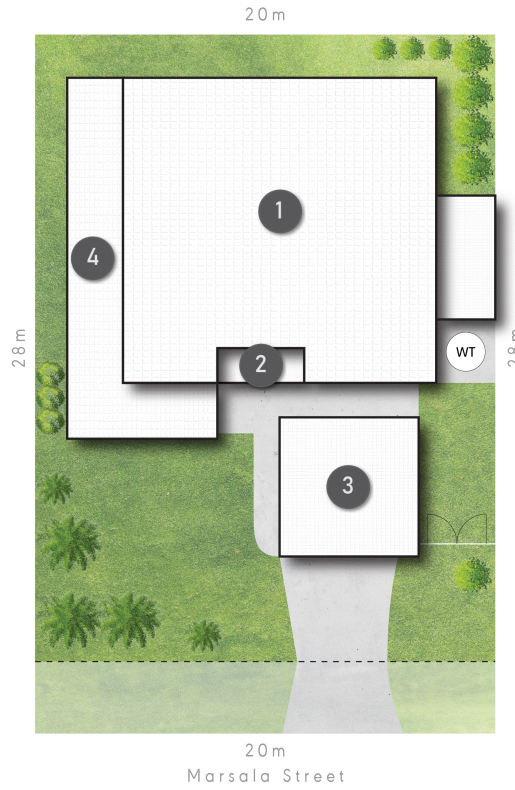
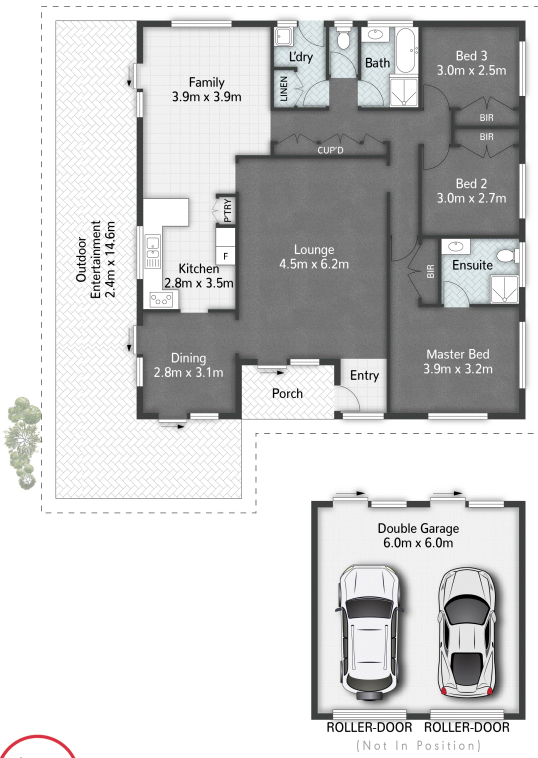
25 Pinelands Road, SUNNYBANK HILLS QLD 4109

propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au



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LEGEND

- 1 RESIDENCE
- 2 PORCH
- 3 GARAGE
- 4 ENTERTAINMENT



46 Marsala Street CALAMVALE

3 | 2 | 2 | 181m² | 588m²

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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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