



5 Lyrebird Street, Calamvale




## SOLD BY JACKSON CHOW & DEBBIE CHOW

Discover the perfect blend of solid construction and modern refreshment at 5 Lyrebird Street, Calamvale. This cherished, one-owner lowset brick and tile residence sits proudly elevated on a south facing level 750m<sup>2</sup> allotment, offering a rare opportunity for families seeking both space and an unbeatable location.

Freshly updated for a new chapter with every detail considered, this property offers brand new paint, stylish hybrid flooring, new LED lighting throughout, as well as new shower screens.

### Highlights:

- Desirable south-facing position with excellent northern sun
- Updated lowset on elevated, level 750m<sup>2</sup> block with new LED, paint, hybrid flooring, and shower screen
- Potential to add a granny flat (STCA) or extended family
- Multiple living areas and dedicated bedroom or study at the front
- 4 Generous bedrooms including built-ins, master with walk-in robe
- Welcoming undercover pergola for alfresco entertaining with north-facing backyard
- Single-owner home in a quiet, family-friendly neighbourhood near parks (including a dog park)

4  2  2 

**FOR SALE**  
Under Contract

### AGENTS

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Debbie Chow  
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### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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 **LJ Hooker**

- Walking distance to City Bus 140 and Calamvale Shopping Centre; minutes to schools and major routes (M2 and M6)

#### A MASTERCLASS IN FUNCTIONAL FAMILY LIVING

Designed with a focus on comfort and practicality, the interior boasts multiple living areas including a comfortable air-conditioned lounge and family room, while the large kitchen comes fully equipped with a dishwasher to handle the busy school-night cleanup.

Ensuring everyone has their own space, relax in any of the four spacious bedrooms, complete with built-in robes, as well as the dedicated study at the front of the home is ideal for those working from home. Enjoy the comfort of a spacious master bedroom complete with air conditioning and a large walk-in robe, perfect for relaxed, easy living.

Outside, the home transitions to a desirable northern backyard that captures the best of the day's sun, while a double garage with remote access provides secure parking and additional storage.

#### GRANNY FLAT POTENTIAL FOR FLEXIBLE LIVING OR EXTRA INCOME

Potential for a granny flat (STCA), offering a fantastic opportunity to extend your living space for family or create an additional income stream. Whether you're looking to accommodate multi-generational living or maximise rental returns, this property provides the flexibility to suit your needs.

#### CONNECTIVITY AND LIFESTYLE AT YOUR DOORSTEP

The lifestyle benefits of this address are truly second to none, placing you within easy walking distance of the City Bus 140 and the Calamvale Shopping Centre. Families will appreciate being within the catchment areas or just a short drive from Calamvale Community College and Stretton State College.

For those who love the outdoors, the great neighbourhood is complemented by plenty of nearby parks, including a dedicated dog park for your four-legged family members.

With quick access to the M2 and M6 motorways just 2km away, and the retail hubs of Calamvale Central and Sunnybank Hills Shoppingtown nearby, this represents the pinnacle of convenience.

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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 B430F4R  
Property Type House  
Land Area 750 m2  
Including Ensuite  
Air Conditioning  
Built-in-Robes  
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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4 2 2 180sqm



Scale in meters. Indicative only. Dimensions are approximate.  
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