

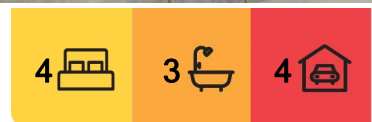
Calamvale, 5 Sheldon Street

Pristine Family Living with a Bonus Studio on 928m/u178?

Tucked away in one of Calamvale's most peaceful pockets, this beautifully maintained family home offers a rare lifestyle package on a huge 928m/u178? block - complete with a versatile separate studio, expansive living zones, and lush parkland as your rear neighbour. Whether you're upsizing, need multi-use flexibility, or just crave space and comfort in a top-tier location, this is the home you've been waiting for.

Top 5 Features at a Glance:

1. Separate outdoor studio ideal for home office, gym or guest accommodation
2. Positioned on a huge 928m/u178? block, backing directly onto Caravonica Park
3. Central, timeless Tassie Oak kitchen with open-plan living, dining & lounge areas
4. Four bedrooms upstairs, including a master with ensuite, plus a third bathroom downstairs
5. Packed with extras - 5x A/C units, water tank, shed, solar panels, dishwasher & more



For Sale
Please Call

View
ljhooker.com.au/B308F4R

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LJ Hooker Property Partners
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Featuring a classic brick construction, charming portico, and secure gated frontage, the home exudes a sense of calm and character upon first arrival. A manicured lawn stretches out across the entry, bordered by established hedges and tropical plants, while a wide driveway and double garage and double carport provide plenty of practical parking.

Inside, the rooms feel light, bright and refreshed. This is a home that's been looked after and lived in with love - and now it's ready for you to move straight into and start your next chapter. Multiple living areas across the ground floor mean there's space for everyone to relax, work or entertain, from formal lounge and dining rooms to casual the family zone and the rear rumpus.

At the heart of it all is a gleaming Tasmanian Oak kitchen that offers quality stainless steel appliances, ample cabinetry, garden outlooks and seamless connection to the living areas. Whether you're prepping a midweek dinner or hosting a laidback BBQ, it's a kitchen that gets the job done in style.

Upstairs, four generously sized bedrooms offer built-in robes and soft natural light, while the master comes complete with its own ensuite. A second bathroom services the family, with a third located downstairs for convenience. All wet areas have been tastefully updated with contemporary fittings, clean lines and quality finishes.

The real showstopper? The backyard. Out here, a huge covered patio beckons you to dine alfresco, host Sunday brunches or simply unwind while the kids play under the leafy canopy. Beyond the patio, the backyard stretches out into a green haven of lawn, mature trees and lush gardens - ideal for families, green thumbs or future landscaping dreams.

And don't forget the bonus studio! Set privately at the rear with its own entry, patio, and air conditioning, this flexible space can be anything you need it to be - a teen retreat, home office, art space or guest accommodation.

Additional features include:

- Five air conditioners throughout
- Solar panels and water tank
- Multiple sheds for storage
- Side access and double garage with extra parking
- Separate laundry with outdoor access

Location-wise, you're in a leafy, ultra-convenient position. Walk to schools, kindergartens, buses and shops, or take a quick 4-minute drive (or easy 15-minute walk) to Calamvale Central and Sunnybank Hills Shoppingtown. It's just 15 minutes to Griffith University Nathan Campus and 30 minutes to the Brisbane CBD.

Homes of this size, flexibility and stunning presentation are rare - and with nothing left to do, this one is ready to welcome you home. Contact Peter Florentzos or Kathy Lu today.



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More About this Property

Property ID	B308F4R
Property Type	House
Land Area	928 m2
Including	Ensuite Study Air Conditioning Toilets (3) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Solar Panels Water Tank

Peter Florentzos 0414 311 526

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

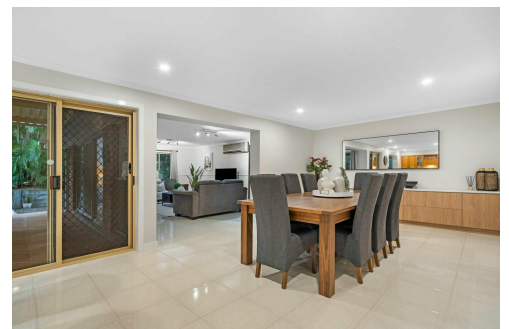
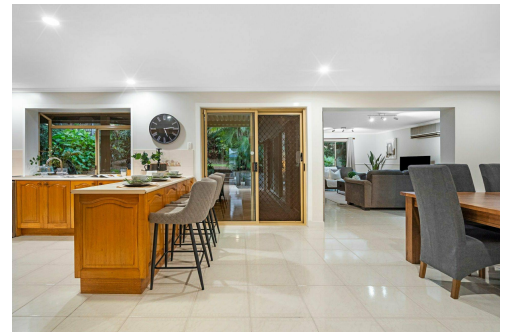
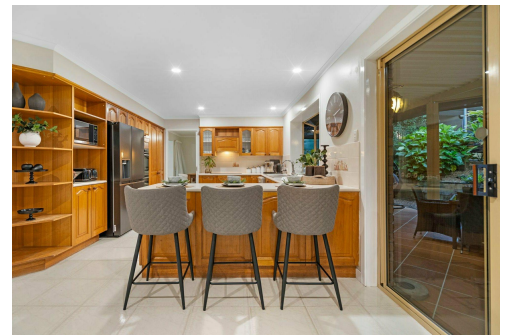
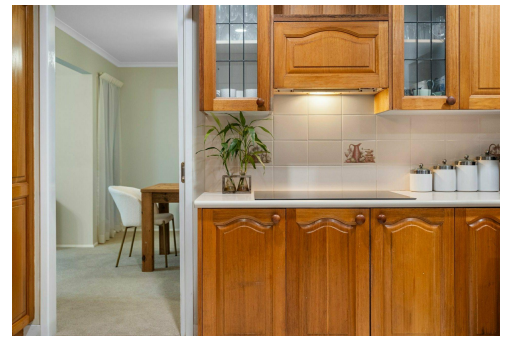
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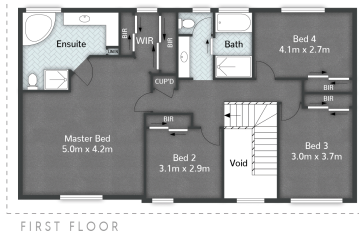
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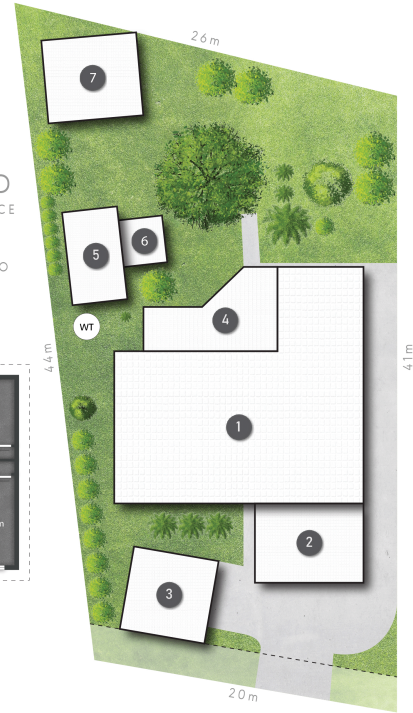
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LEGEND

- 1 RESIDENCE
- 2 GARAGE
- 3 CARPORT
- 4 ALFRESCO
- 5 STUDIO
- 6 PATIO
- 7 SHED



5 Sheldon Street CALAMVALE

4 | 3 | 4 | 334m² | 928m²

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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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