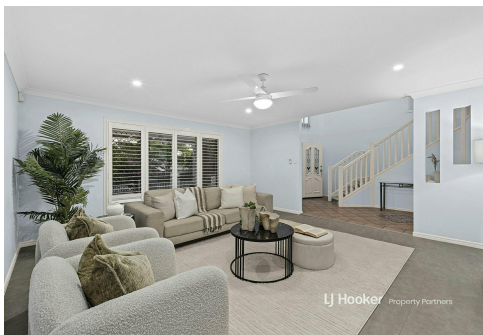
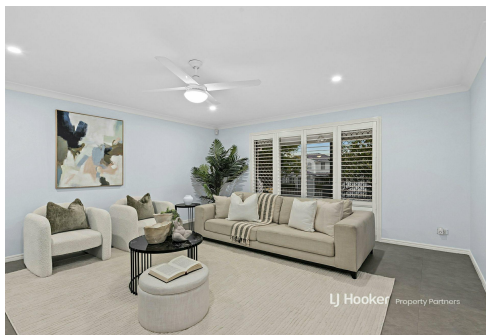




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## Calamvale, 6 Carnation Crescent

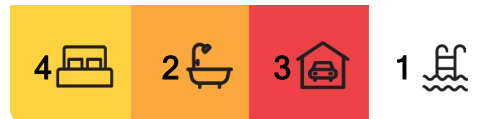
SOLD BY THE GILLESPIE TEAM

With its idyllic north-facing rear aspect, vast 300m<sup>2</sup> of internal living plus 64m<sup>2</sup> of covered alfresco entertaining space and a sparkling pool, this 2-storey statement residence ticks every box for supreme family comfort close to every convenience.

### Highlights:

- Family/meals area beside the kitchen, adjacent living and dining rooms + a games lounge
- 4 carpeted beds upstairs, master with WIR and ensuite, + optional 5th bed or study below
- Full bathroom upstairs with tub, shower & twin vanity, powder room below beside laundry
- Electric slider across driveway, double garage with 2 work benches, bonus carport
- Plantation shutters, 5.2m void over entry foyer, 4kW solar, 2 water tanks & sheds, alarm

Summer or winter, this is a home equipped to host large gatherings with ease and while it sports an impressive, rendered facade with a majestic portico, it still feels cosy inside.



**For Sale**  
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**LJ Hooker Property Partners**  
07 3344 0288

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Above the feature tiled entry foyer is a soaring 5.2m void to the upper floor and the connecting staircase has a solid timber balustrade. Straight ahead is the kitchen and family/meals area, connecting into a huge games lounge with handy built-in storage, while off to the side, a darker hued tile has been laid to delineate the more formal lounge and dining rooms.

All these spaces are fan-cooled with split system A/C's, offset by the solar up top. In the kitchen, the use of a soft duck egg blue on the subway tiled splashbacks is the perfect choice to provide contrast against white cabinetry and benchtops. The dishwasher, cooker, rangehood, and wall oven are all electric and there's a big recess for a double door fridge.

Every living room extends outside onto covered entertaining areas through glass sliding doors, providing seamless indoor/outdoor connection. Twin fans keep things airy along an almost 13m long alfresco dining area with BBQ zone at one end and views to the pool and its surrounding sundeck.

The bulk of the accommodations are upstairs, comprising 4 carpeted bedrooms - 3 with BIRs and sharing a self-contained bathroom with twin vanity, shower and tub. The larger master has a wide double door entry, WIR and an ensuite - luxuriously appointed like the main bathroom, with floor-to-ceiling tiling, 2 raised basins in its chic vanity unit, heat lamps, and a spacious shower. The beds are all fan-cooled and with A/C.

Below, there's an option for a 5th bedroom off the family room, but this would also make a great study or home office with the powder room close by. Storage is abundant, with a linen press in the laundry, and extra stash spots in the hallway and under the stairs.

The home is embraced by manicured expanses of lawns interspersed by contained garden beds with establishing plantings. The block is fully fenced to ensure safe play by kids and pets alike and as well as the covered outdoor areas, there are paved open-air spots, ideal for a firepit or ball games.

Rounding out this sensational offering is a central location inside the Stretton College catchment, which the kids can walk to in 20 minutes, or its 5 in the car. If you work or study in town you can walk to a bus to enjoy hands' free commutes or drive in 25 minutes. And, for local shopping needs, you have multiple options with Calamvale Marketplace just around the corner and only a short dash in the car to Calamvale Central/SBH Shoppingtown.

Start living your best life here in the heart of Calamvale.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

K & Q Investments Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
ABN 56 794 753 139/ 21 107 068 020



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## More About this Property

<b>Property ID</b>	B2WGF4R
<b>Property Type</b>	House
<b>Land Area</b>	790 m2
<b>Including</b>	Study Air Conditioning Toilets (3) Alarm Pool Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank

### Karl Gillespie 0411 599 850

Partner & Agent/Independent Contractor | [karlgillespie@ljhpp.com.au](mailto:karlgillespie@ljhpp.com.au)

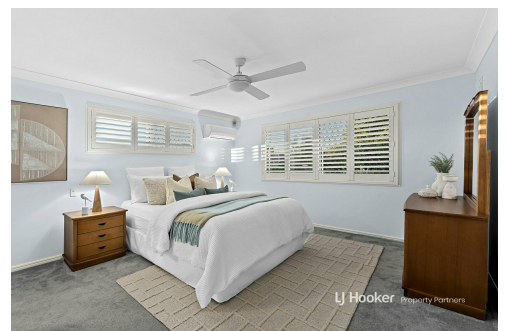
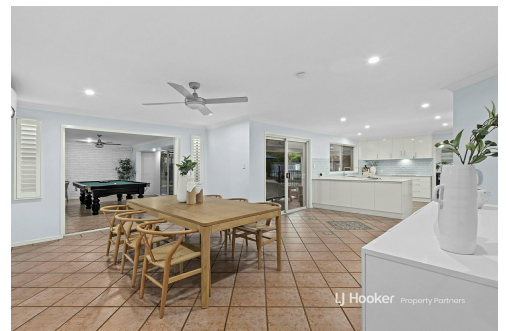
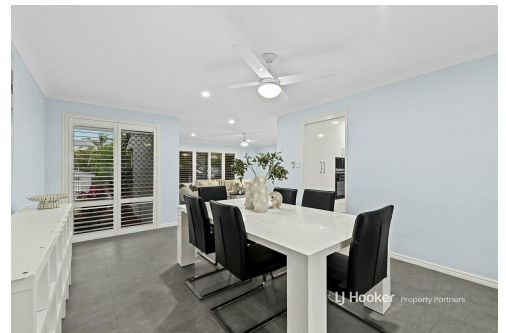
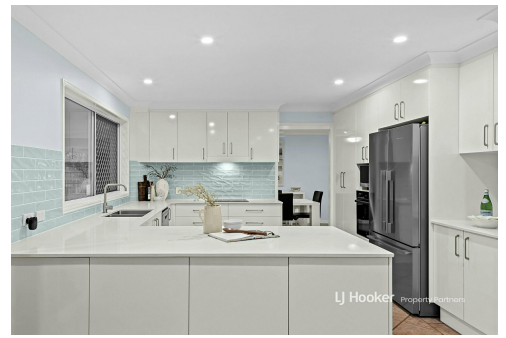
### Antonio Calderoni 0421213347

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### LJ Hooker Property Partners 07 3344 0288

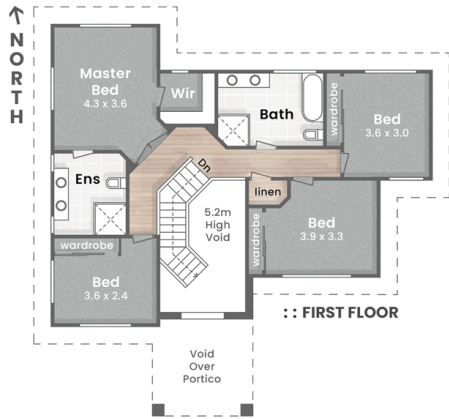
25 Pinelands Road, SUNNYBANK HILLS QLD 4109

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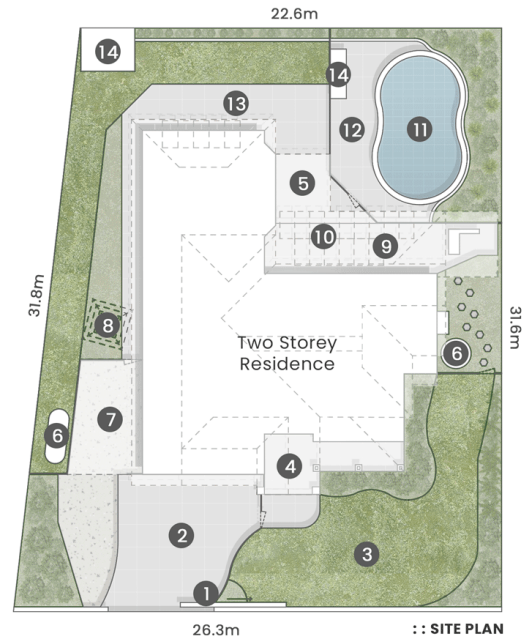
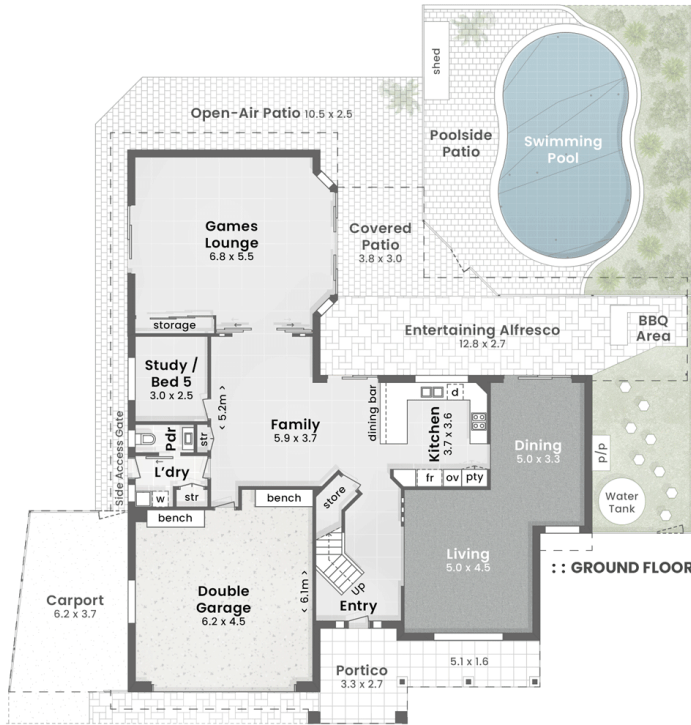
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**LEGEND**

- 1. Sliding Gate | 2. Secure Driveway Parking
- 3. Fenced Grass Yard | 4. Entry Portico
- 5. Covered Patio | 6. Water Tanks
- 7. Carport | 8. Hills Hoist
- 9. Entertaining Alfresco | 10. PV Solar Panels
- 11. Swimming Pool | 12. Poolside Patio
- 13. Open-Air Patio | 14. Sheds



**CARNATION CRESCENT**

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Property Partners

6 Carnation Crescent  
**CALAMVALE**

Internal 300m<sup>2</sup> | Covered External 64m<sup>2</sup> | Carport 24m<sup>2</sup>

**Total 388m<sup>2</sup>**

790m<sup>2</sup>

4 Bed + Study

2 Bath + Powder

3 Car + Secure Off-Street

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