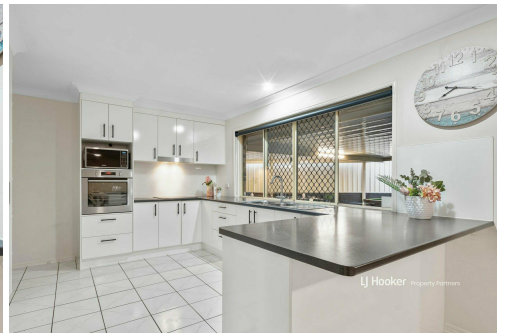
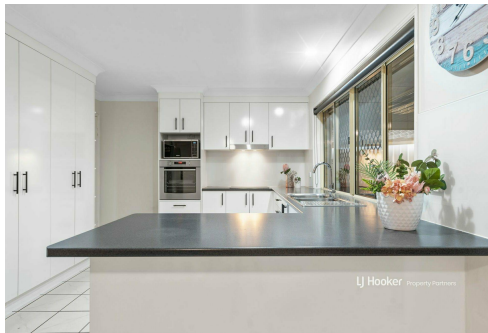




LJ Hooker Property Partners



## Calamvale, 64 Grevillea Park Crescent

SOLD BY JACKSON CHOW & DEBBIE CHOW

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VACANT & PRIVATE INSPECTION AVAILABLE

Having raised their kids here over the past 23 years, the owners of this super-spacious single-level home, with renovated kitchen, summer cool A/C, and a sweeping frontage are ready to pass the reins to a lucky new crew.

Highlights:

- Huge tiled open plan living/dining off refurbished kitchen, separate carpeted lounge & study
- XL 90m2 (approx.) alfresco entertaining patio + a 16m2 enclosed MP Outdoor
- 4 carpeted bedrooms, 3 with BIRs, master with bay windows, WIR & ensuite with shower
- Quality carpeted, 7 ceilings fans + 2 A/C units, solar panels, BRAND NEW hot water system
- Secure remote controlled double garage with ROLLER DOOR ACCESS at rear for extra car parking

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B2HMF4R](http://ljhooker.com.au/B2HMF4R)

**Contact**  
**Jackson Chow**  
0435 998 468  
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**LJ Hooker Property Partners**  
07 3344 0288

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- 8 security cameras & alarm system

The amount of comfortable living space here is next level. Inside, there's a huge, tiled family room and dining area next to the kitchen, with double sliders connecting into a more tranquil retreat space - a carpeted, chandelier-lit lounge with adjacent study zone. Outside, all-weather areas include the massive 90sqm (approx.) entertaining hub off the family room and there's also an enclosed MPR off the laundry - perfect for discreet clothes drying or reimagine as you wish.

The alfresco patio is seriously big - we're talking room for a feasting table, a lounge area, and - as you'll see, a pool table (thrown into the deal if you like!). This versatile space spills onto lush lawns in a fully fenced (Colorbond & timber) pet/child-friendly yard with two garden sheds for tool storage.

The refurbished kitchen is a generous open-style layout with a microwave nook above the wall-mounted oven, stainless rangehood over the electric cooker, and tonnes of soft closing drawers and pantry storage beside a double door fridge.

The 3 kids' bedrooms - as well as a family-size bathroom with shower, tub and separate toilet, branch off a shared hallway behind the family room. Each has a fan and new carpet. The enormous size master is on its own with a lovely bay window alcove into the front garden, a WIR and ensuite.

Finally, to the location, and how sweet it is: positioned along a quiet cul-de-sac, directly across from a leafy park, and only a 300m stroll to city-bound buses and tasty eats at Gowan Plaza. By car, it's an easy drive to all the other amenities that make this suburb so popular: Calamvale Community College (3 minutes), Stretton State College (3), Calamvale Central/SBH Shoppingtown (2-3), access onto the M2 & M6 (5).

Start summer right, in this well-presented home with a whole lot of heart.

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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



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## More About this Property

<b>Property ID</b>	B2HMF4R
<b>Property Type</b>	House
<b>Land Area</b>	699 m <sup>2</sup>
<b>Including</b>	Study Air Conditioning Toilets (2) Alarm Built-in-Robes Solar Panels Water Tank Solar Hot Water

### Jackson Chow 0435 998 468

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

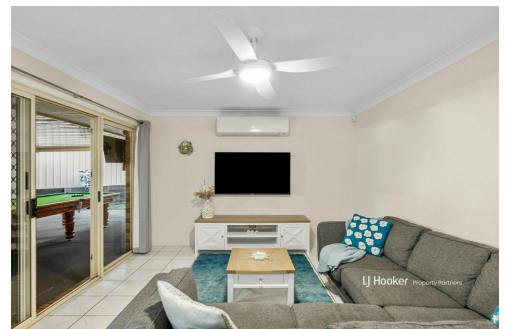
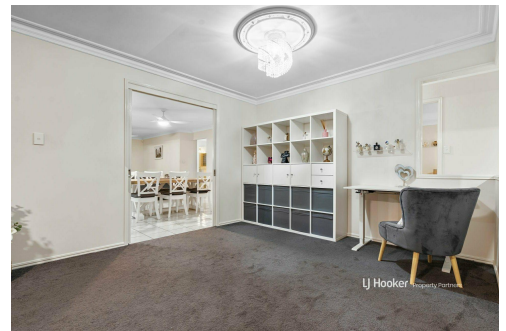
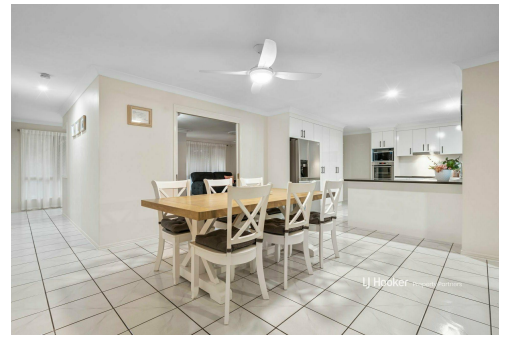
### Debbie Chow 0411 138 328

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

### LJ Hooker Property Partners 07 3344 0288

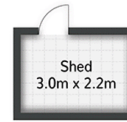
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64 Grevillea Park Crescent CALAMVALE

4 | 2 | 2 | 307m<sup>2</sup>

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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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