







7 Parklane Close, Calamvale

A perfect 'first family home' in sought-after Stretton College catchment

Tucked away at the end of a low-traffic cul-de-sac, a footpath running past the house next door so you can easily nip over to Calamvale Marketplace or pick up a city-bound bus, this neat and tidy 4-bed lowset would make a brilliant first home and, with a little TLC, could reach even loftier heights!

Highlights:

- Fluid open-plan layout: carpeted front lounge + a big, tiled kitchen/dining/family room
- 4 carpeted beds, 3 with BIRs, master with WIR, ensuite (shower) & its own garden access
- Large main bathroom (shower & tub), laundry, secure double garage + driveway parking
- Spacious covered pergola with built-in brick BBQ, lawn & leafy gardens for shady play
- Move-in ready as is or make a few updates (new carpet/paint) to add comfort & capital value

If you have kids, you couldn't dream up a better location than this one —inside the popular Stretton State College catchment (only a 4-

4 2 2

FOR SALE
Please Call

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minute drive), central to a bunch of parks with great recreational facilities, and only a 200m walk to Calamvale Marketplace (Woolworths, restaurants, newsagent, medical/dental services) or 250m to city bus 140 & 141 into Brisbane's CBD.

The house itself offers an 'unpack and relax' solution for buyers looking to do nothing more than secure their 'bricks and mortar' family base —but, if you'd like to make your mark here, a little love in the way of some fresh wall paint or new carpet, would have a powerful impact fast!

A family-friendly layout offers up 2 separate living zones —a carpeted open lounge off the front entry and a durably tiled combined kitchen/family room/dining area with AC and a ceiling fan that extends onto a covered pergola with a built-in BBQ and views over a leafy back garden with a shed.

Cooks will be more than satisfied with the culinary set-up too, the kitchen equipped with a breakfast bar, twin sink, electric cooktop/oven and rangehood, lots of storage and space to fit a dishwasher.

Of the 4 bedrooms, 3 have built-in closets, the fan-cooled master enjoying a few extras like a walk-in-robe, private ensuite with a shower, and a screened slider onto its own slice of the garden. The main bathroom is fully self-contained with both a shower and tub and, along with a lock-up double garage, there's loads of off-street parking along the paved driveway.

A potential-filled home like this is your ticket to stepping confidently onto the property ladder!

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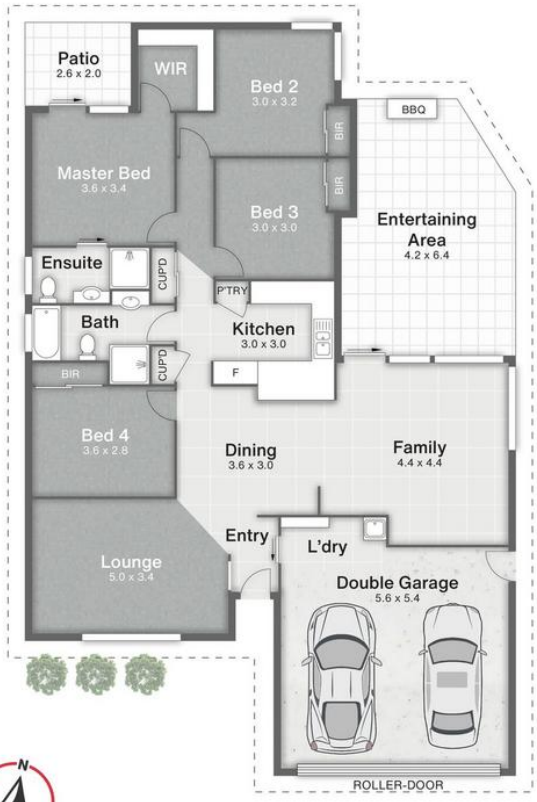
MORE DETAILS

Property ID	B5BKF4R
Property Type	House
Land Area	778 m2
Including	Air Conditioning
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced

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1 Garage
2 Entertaining
3 Patio

Garden Shed
2.8 x 2.0
(Not In Position)



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4 | 2 | 2 | 208m² | 778m²

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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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