






71 Shelduck Place, Calamvale

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## Immaculate Low-Set Home in a Quiet, Family-Friendly Pocket

Auction Location: Onsite & Online via Realtair

Neatly refreshed and ready to enjoy, this lowset brick home offers the relaxed lifestyle families love in one of Calamvale's most coveted residential pockets. With fresh paint, new bedroom carpets, updated kitchen flooring and a spacious backyard, it's an inviting home with comfort, practicality and everyday ease at its heart.

Top 5 Features at a Glance:

1. Freshly painted throughout, giving the home a bright, clean and inviting feel.
2. New carpet to all bedrooms, plus modern hybrid flooring in the kitchen.
3. Split system air-conditioning to the living area and master bedroom.
4. Water tank and garden shed adding practical outdoor convenience.
5. Calamvale school catchment, near C&K, shops, Gowan Road Park and green spaces.

Set on a 541m<sup>2</sup> block, this well-presented lowset is an ideal choice for buyers seeking a neat, comfortable residence with room to live inside and out. Its single-level layout keeps daily life simple, while the classic

### AUCTION

Sat 4th Jul @ 10:30AM

### VIEW

Sat 20th Jun @ 10:45AM - 11:15AM

### AGENTS

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### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

brick exterior, tile roof and double garage offer enduring appeal.

Inside, the home feels fresh and bright, with a spacious open-plan living and dining area creating a relaxed hub for everyday connection. Split system air-conditioning adds year-round comfort, while large windows and sliding doors draw in natural light and link the interiors with the covered outdoor areas.

The kitchen has been refreshed with new hybrid flooring and offers a practical layout with good storage, a breakfast bar, an electric cooktop, wall oven and rangehood. Positioned beside the dining area and close to the patio, it's well placed for easy family meals, casual entertaining and weekends outside.

Accommodation includes three bedrooms, all with built-in robes and new carpet underfoot. The master bedroom enjoys its own ensuite and split system air-conditioning, while the two additional bedrooms are positioned near the main bathroom, which includes both a shower and bathtub for family functionality.

Outdoors, the home continues to impress with multiple patio spaces, a covered alfresco area and a generous lawned backyard framed by established greenery. There's plenty of room for children and pets to enjoy the fresh air, while the garden shed and water tank provide practical extras for storage and garden care.

The location adds another layer of everyday appeal. Positioned within the Calamvale Community College catchment and close to C&K Calamvale Community College Kindergarten, this address is also handy to Calamvale Central, Gowan Road Park and other local parks, making it a great base for families who value education, shopping, recreation and convenience.

Fresh, functional and superbly positioned, 71 Shelduck Place is ready to welcome its next chapter. Contact Bailey Atherton or Karl Gillespie today for more information or to arrange your inspection before auction day.

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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

## MORE DETAILS

Property ID B4VQF4R  
Property Type House  
Land Area 541 m2  
Including Ensuite  
Air Conditioning  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Water Tank

### **Bailey Atherton 0410 724 362**

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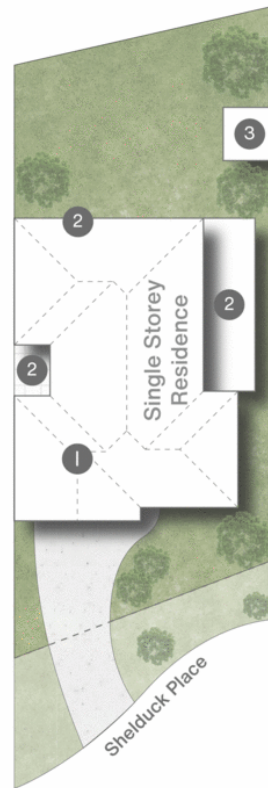
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- 1 Garage
- 2 Patio
- 3 Shed



71 Shelduck Place CALAMVALE

3 | 2 | 2 | 195m<sup>2</sup> | 541m<sup>2</sup>

**LJ Hooker** Property Partners

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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**LJ Hooker**