



71 Shelduck Place, Calamvale

## SOLD BY THE GILLESPIE TEAM

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 541m2 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 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.

3 2 2

### FOR SALE

OFFERS OVER \$1,150,000

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.



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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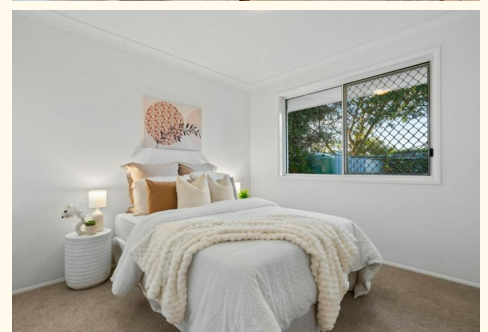
**Karl Gillespie 0411 599 850**

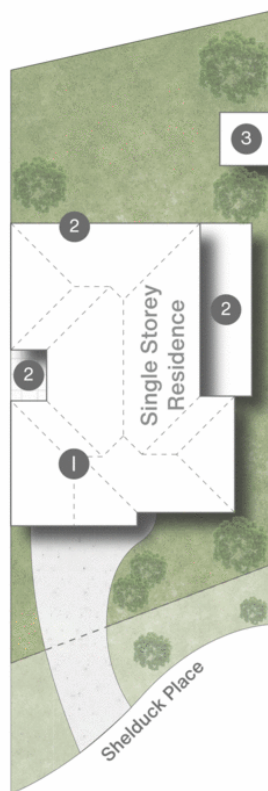
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- 1 Garage
- 2 Patio
- 3 Shed

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.