



8 Sorbus Court, Calamvale

## SOLD BY JACKSON CHOW & DEBBIE CHOW

With multiple living hubs to accommodate formal occasions and casual family gatherings, plus an expansive undercover alfresco area, this tastefully updated brick lowset is an all-season entertainer.

### Highlights:




- Peaceful location at the end of a cul-de-sac with a playground around the corner
- Easy-clean hybrid floors & chic plantation shutters through kitchen & all living areas
- Kitchen skylight, full suite of stainless electric mod cons, twin sink, brekky bar
- 4 carpeted fan-cooled beds, 3 with BIRs, master with WIR, ensuite & AC
- Ensuite & main bathroom updated with full-height tiles, integrated laundry, double garage

### LOVINGLY MAINTAINED BY LONG-TERM OWNERS

The current owners have been proud to call this lovely residence home for just over 2 decades, raising their kids here and value-adding over the years.

### MODERN UPDATES AND STYLISH TOUCHES THROUGHOUT

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.

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### FOR SALE

Please Call

### AGENTS

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Debbie Chow  
0411 138 328  
jacksonchowssa@ljhpp.com.au

### AGENCY

LJ Hooker Property Partners  
07 3344 0288



The newest upgrades include timber-look flooring and plantation-style window shutters through all the cooking and social spaces, renos to the main bathroom and master ensuite, and fancy all-electric stainless steel mod cons in the big kitchen.

#### FUNCTIONAL LAYOUT FOR FAMILIES AND ENTERTAINING

Central to all the action, the gourmet kitchen overlooks a casual meals area and family living room with AC, with only a slider separating it from the formal dining room and its adjacent lounge. A huge stone-paved patio with full cover opens off the main meals' hub, so outdoor catering is a cinch.

#### COMFORT AND PRIVACY FOR EVERY FAMILY MEMBER

Of the 4 carpeted and fan-cooled bedrooms, 3 have BIRs, the larger master equipped with bonus AC, a WIR and ensuite with a shower. Like the main bathroom, which adds a tub to its mix and places the toilet next door, the self-contained ensuite has been luxuriously retiled floor to ceiling.

#### FAMILY-FRIENDLY OUTDOOR LIVING

While it's great to have a park nearby, it's even better to have grassy outdoor play space within your own boundaries so you can keep a watchful eye on little ones. This place has a lawned back yard embracing that huge rear patio, while the street-side look is more tropical, its landscaped gardens dotted with palms and natural stone boulders.

#### CONVENIENT ACCESS TO SHOPS, SCHOOLS & TRANSPORT

From the secure double garage, accessed by a paved driveway with a handy turning area, it's a sub-5 drive to Calamvale Marketplace and Stretton College, and you can walk in 10-minutes to a bus stop that will get you up to SBH Shoppingtown/Calamvale Central and on into town.

This beautiful home is ready to ring in the New Year with a new family! Make sure it's yours.

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 DETAILS

Property ID B3NQF4R  
Property Type House  
Land Area 575 m2  
Including Air Conditioning  
Outdoor Entertaining  
Remote Garage

### Jackson Chow 0435 998 468

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### Debbie Chow 0411 138 328

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4 2 2 230sqm



Scale in meters. Indicative only. Dimensions are approximate.  
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