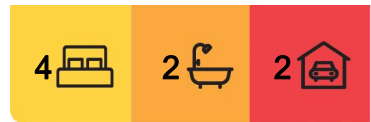


## Calamvale, 91 Sunflower Crescent

SOLD BY THE GILLESPIE TEAM



Adjacent to parkland, so no neighbours on one side at all, and literally 100m from a city-bound bus stop, 91 Sunflower Crescent is as radiant as its street name suggests - offering up to 5 bedrooms if you need across a single-level, air-conditioned interior.

### Highlights:

- Fully fenced family-size block of 763m<sup>2</sup> with a wide 17.7m frontage
- Combined tiled kitchen/family/meals/rumpus + carpeted semi-enclosed lounge, with A/C
- 4 dedicated bedrooms, 3 with BIRs, master with WIR and ensuite - all with A/C and fans
- Option for 5th bed (just add a door), or use this carpeted space with a BIR, as a study
- Inside the coveted Stretton State College catchment - 20 min walk, 4 min drive

Nestled behind lush front lawn and with a quality drive up to a lock up double garage, this solid brick lowset is so much bigger than you might think at first glance.

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B2J7F4R](http://ljhooker.com.au/B2J7F4R)

**Contact**  
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karlgillespie@ljhpp.com.au  
**Bailey Atherton**  
0410 724 362  
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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.

All up, there's about 260m2 of internal living with bountiful places for a mid-to-large size family to gather comfortably and retreat at days' end.

The everyday hub will be the durably tiled open plan rumpus/family living/meals area beside the big kitchen. A couple of sets of sliders extend this air-conditioned hub onto a 40m2 (approx.) covered alfresco patio ready to host Sunday feasts and of course, the housewarming party this summer!

The kitchen is easily able to cater to a big, hungry household horde, equipped with a big corner pantry, loads of clear countertops, storage, wall-mount oven, and twin sink.

Close by is a more formal lounge, also air-conditioned with a split system wall unit, and with open wall niches into the entry foyer, for displaying personal treasures.

The master bedroom is well-distanced from the other rooms, down a short passageway off the main entrance. Along with a walk-in robe, fully kitted with reams of hanging racks and shelving, it has an ensuite with a shower and private toilet.

Another 3 bedrooms, also carpeted with their own A/C units and fans, extend off another hallway. Each has a built-in robe and they share a stylish full-height tiled main bathroom with shower, tub, and a swish above counter basin in the chic vanity. The toilet is next door, beside a large laundry.

If you need a dedicated fifth bedroom, you can add a door to the existing study opposite the formal lounge. It already has a built-in robe and pretty garden views over the front porch.

Along with proximity to parks and buses to get around town, a short drive is all you need to reach other essential amenities: Calamvale Marketplace (3 minutes), Stretton College (4), Calamvale Central/SBH Shoppingtown (5).

Choose a life less crowded for you and your kids in this super roomy, easy-care lowset.

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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



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**07 3344 0288**

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## More About this Property

<b>Property ID</b>	B2J7F4R
<b>Property Type</b>	House
<b>Land Area</b>	763 m <sup>2</sup>
<b>Including</b>	Ensuite Study Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank

### **Karl Gillespie 0411 599 850**

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

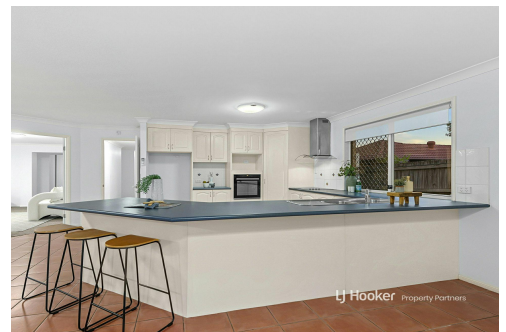
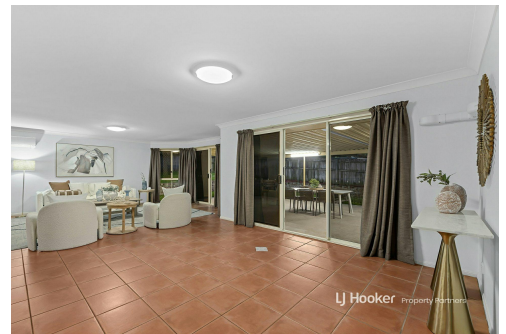
### **Bailey Atherton 0410 724 362**

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### **LJ Hooker Property Partners 07 3344 0288**

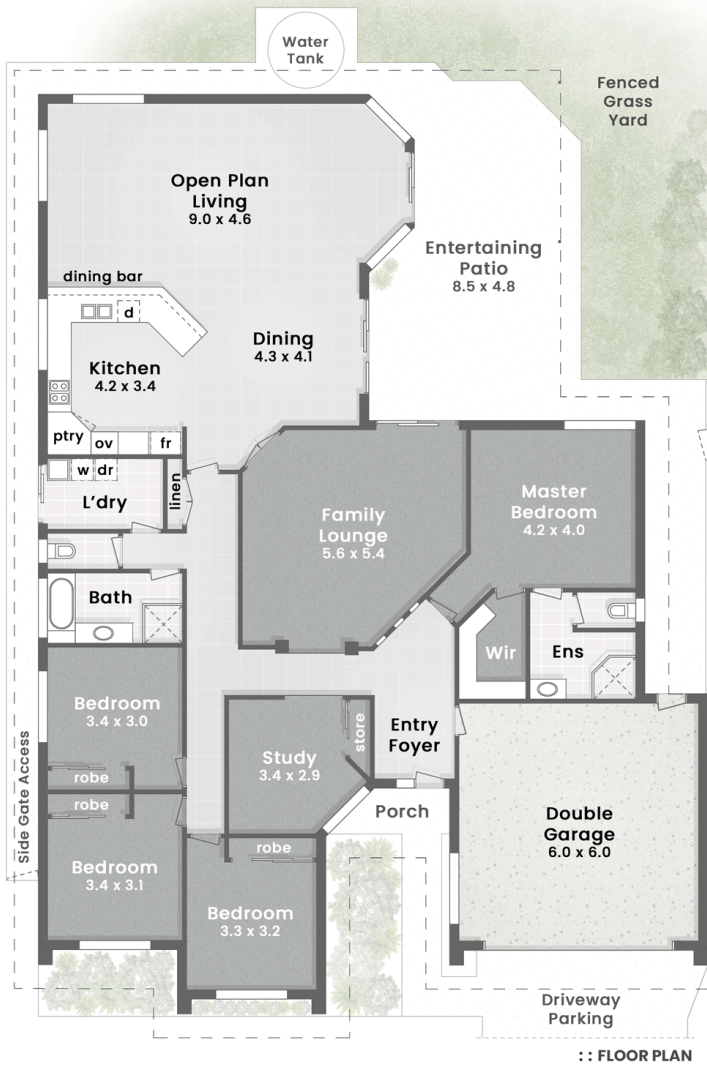
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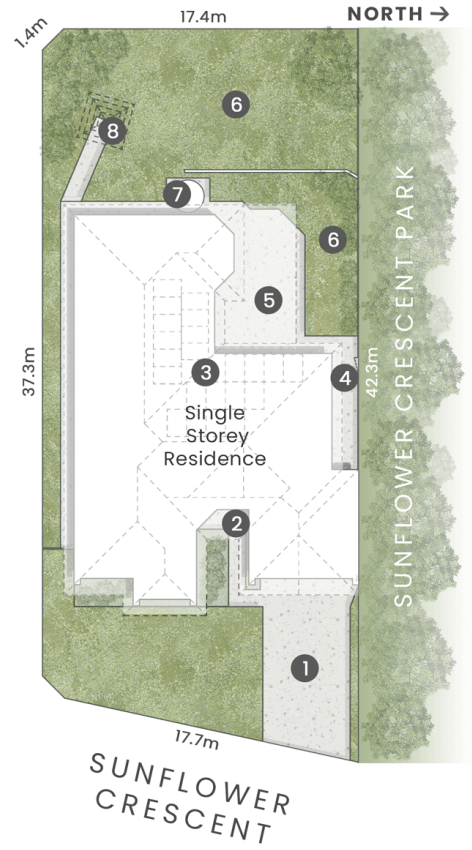
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### SITE PLAN LEGEND

- 1. Driveway Parking | 2. Entry Porch
- 3. PV Solar Panels | 4. Gate Access to Park
- 5. Entertaining Patio | 6. Fenced Grass Yard
- 7. Water Tank | 8. Hills Hoist



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Property Partners

91 Sunflower Crescent  
**CALAMVALE**

Internal 278m<sup>2</sup> | Patio & Porch 44m<sup>2</sup>

763m<sup>2</sup>

4 Bed + Study

2 Bath

2 Car + Off-Street

**Total 322m<sup>2</sup>**

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**pdc.**

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