







34/46 Hamish Street, Calamvale

Rare villa on street-frontage

Discover the perfect balance of space, style and easy-care living with this beautifully updated, single-level duplex villa boasting its own street frontage in a convenient Calamvale pocket. With fresh modern upgrades, generous indoor-outdoor living and access to a sparkling complex pool, this delightful residence offers all the comforts of home without the fuss of high-maintenance living.

Top 5 Features at a Glance:
1. Rare street-front duplex villa - Single-level living with its own Hamish Street frontage.
2. Fresh modern upgrades - New hybrid flooring, zoned ducted air conditioning and Crimsafe security doors.
3. Spacious open-plan living - Light-filled interiors, contemporary kitchen and seamless alfresco connection.
4. Comfortable three-bedroom layout - Master with walk-in robe and ensuite, plus family bathroom with bathtub.
5. Room to relax and unwind - Generous outdoor areas, covered entertaining and access to a complex swimming pool.

Offering a refreshing sense of space and comfort, this charming brick villa welcomes you with its neat frontage, established gardens and inviting interiors. Recently modernised with stylish hybrid flooring and individually zoned ducted air conditioning, the home has been

3 2 1

FOR SALE
$749,000 +

VIEW
Sat 28th Nov @ 11:00AM - 11:30AM

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thoughtfully updated for effortless everyday living, while newly installed Crimsafe doors provide additional security and peace of mind.

Inside, the bright open-plan living and dining area provides a welcoming space to relax and entertain. Overlooking this central hub, the contemporary kitchen impresses with sleek cabinetry, generous bench space, stainless steel appliances and a handy breakfast bar - perfect for keeping everyone together.

Sliding glass doors invite you outdoors to the covered patio, where weekend barbecues and relaxed alfresco dining are all on the menu! With generous front, side and rear yard space, there's plenty of room to enjoy the fresh air, potter in the garden or simply soak up some sunshine. Better still, the complex swimming pool offers a refreshing escape on warm Queensland days, without the upkeep of your own!

Three comfortable bedrooms provide restful retreats, including a master suite complete with walk-in robe and private ensuite. The additional bedrooms feature built-in storage, while a family bathroom caters to everyone with a separate shower and bath, and separate toilet. A secure remote-controlled garage completes the practical layout, with a generous laundry area inside.

The convenience factor here is a real highlight! Tucked in a quiet residential nook, this secret gem is actually incredibly close to Calamvale College, Calamvale Special school, Wisdom College, local shops, parks and bus stops along Kameruka Street and Beaudesert Road nearby. Calamvale Central and Sunnybank Hills Shoppingtown offer plenty of shopping and dining options, while Calamvale District Park and major motorway connections are also within easy reach.

Whether you're downsizing, starting out or simply searching for a more carefree lifestyle, this delightful villa delivers space, comfort and convenience in one appealing package. With its rare street-front position and impressive modern updates, it's an opportunity well worth exploring - arrange your inspection today and discover just how easy life could be!

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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

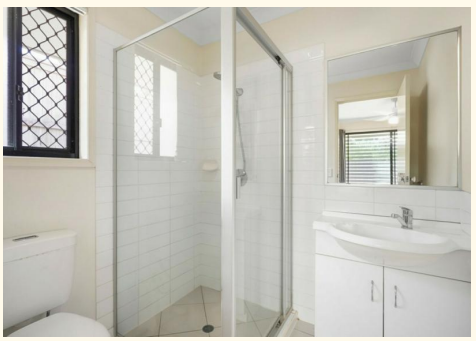
MORE DETAILS

Property ID	B5FNF4R
Property Type	Townhouse
Land Area	132 m2
Including	Ducted Cooling
	Ducted Heating
	Pool
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage











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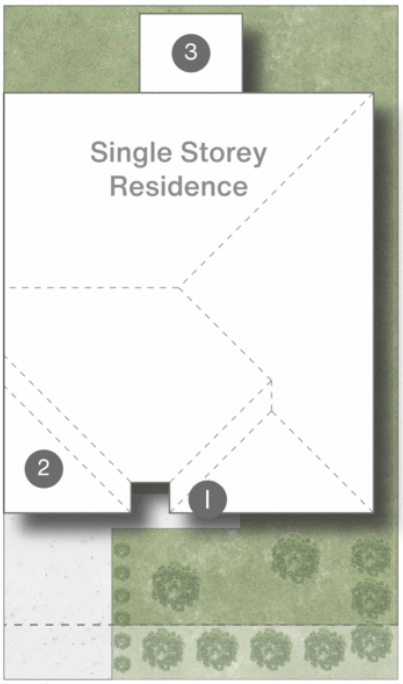

Unit 34

1 Porch
2 Garage
3 Patio

Unit 34/46 Hamish Street **CALAMVALE**

3 | 2 | 1 | 136m² | 132m²

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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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