



38/27 Sunflower Crescent, Calamvale

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## Flawless Executive Living within Stretton College Catchment - Proudly Owner-Occupied

**FOR SALE**  
SUBMIT OFFERS

**VIEW**  
Sat 4th Jul @ 10:00AM - 10:30AM

**AGENTS**  
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**AGENCY**  
LJ Hooker Property Partners  
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Don't let this one slip past. 38/27 Sunflower Crescent sits within the coveted Stretton State College catchment, inside the boutique 'Sunflower Residences' complex, and it's everything a discerning buyer has been waiting for. Meticulously maintained by its original owner, this four-bedroom double-storey townhome blends high-end finishes with generous, well-considered spaces - and it's ready to move straight into.

High ceilings across both levels give the home a rare sense of volume and light from the moment you walk in. Ducted cooling runs throughout, stone benchtops with waterfall anchor the kitchen, and quality Bosch appliances are already in place. It's the kind of finish you'd expect to pay a premium for.

### Highlights:

- Meticulously cared for by one original owner with a pristine, move-in-ready finish, within 'The Sunflower Residences'.
- Situated in the highly sought-after Stretton State College catchment zone.

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 **LJ Hooker**

- Two levels of high ceilings, a gourmet kitchen with luxury stone benchtops and premium Bosch appliances overlooking an expansive open-plan living and dining.
- 4 large bedrooms with built-in robes inc. master with ensuite, a dedicated study, and a private balcony.
- Set directly alongside the quiet and green Borage Place Park with exceptionally reasonable body corporate fees at just \$877.03/quarter.

#### EFFORTLESS TURNKEY LIVING

Downstairs, the open-plan living and dining area is thoughtfully designed for a comfortable environment. High ceilings lift the whole space, and the floor-to-ceiling glass opens straight onto a covered patio and a grassed, fully fenced backyard. For a townhouse, the outdoor space is a genuine bonus: sheltered enough to use year-round, private enough to forget you're in a complex.

Overlooking the open-plan living area, a marble waterfall island gives you space to cook, eat breakfast, or pour a glass of wine while someone else finishes dinner. The dark mosaic splashback of the kitchen and warm timber cabinetry mean the room has character, not just function. Bosch appliances and a dishwasher are already in place. There's nothing to upgrade, nothing to budget for, nothing to live around while tradespeople show up.

Upstairs, four bedrooms give growing families or investors real flexibility. The master is its own retreat -- quiet, private, with a north-facing balcony that catches the morning light, and an ensuite. The other three bedrooms are all generously sized while a convenient study nook makes an easy spot for the family computer.

Positioned directly alongside the peaceful and leafy Borage Place Park, your daily backdrop is one of absolute serenity. Yet, convenience is right on your doorstep. You are just a short stroll from the high-frequency 140 and 150 city-bound bus routes, making your commute a breeze. Premium shopping, dining, and lifestyle amenities are moments away at Calamvale Marketplace and Calamvale Central. Most importantly, this home places you squarely within the highly coveted and top-rated Stretton State College catchment area, alongside easy access to Calamvale Community College.

Opportunities this flawless in the Stretton catchment vanish instantly. Contact Jackson and Kay today.

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Sunnyvale Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker  
Property Partners  
ABN 39 633 082 112 / 21 107 068 020

## MORE DETAILS

Property ID	B4YAF4R
Property Type	Townhouse
Land Area	165 m2
Including	Ensuite
	Study
	Ducted Cooling
	Toilets (3)
	Balcony
	Dishwasher
	Built-in-Robes
	Remote Garage

**Jackson Chow 0435 998 468**

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Scale in meters. Indicative only. Dimensions are approximate.  
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