

16 Bellflower Pl, Calamvale, QLD 4116

Sold - 22/01/2021

House 4 2 2



## SOLD BY JACKSON CHOW

On one of the best streets in this sought-after Calamvale pocket, this charming brick abode is a wonderful investment opportunity or starter home for a family seeking a leisurely and serene lifestyle.

With an ideal north facing outlook for optimal climate control and natural light, this delightful property sits on a huge 714sqm with a massive, level backyard which can be reached via the double, drive-through garage.

On a convenient and peaceful cul-de-sac, you will enjoy swift access to shops, cafes, scenic parks and lakes, city-bound buses, and the popular Calamvale Community College, which is but a five-minute drive away. A 4-minute walk to local shops and 5-minute walk to the 140-bus stop, you'll be able to run errands with ease or relish quality time with friends while savouring the fantastic cuisine and coffee options. Only a 300m stroll from local parks, families will be able to play with little ones in natural surrounds, feed the local ducks or walk the family dog.

A picturesque street appeal with lovely gardens and a lengthy driveway to the double-doored garage meets you at the front of this quaint residence. Within, the tiled foyer entices you into the spacious, carpeted lounge room with downlights, ceiling fan and enchanting bay window for extra natural light. It links onto the dining area with beautiful garden views to the backyard. A bright and comfortable space for entertaining or cosy family time, it leads into the well-appointed kitchen.

Huge and functional, the kitchen has easy-care linoleum floors with a cool colour palette that creates a calming effect. Including plenty of cupboards, ample bench space, a breakfast bar, electric stovetop and rangehood, quality oven, and dishwasher, it's perfect for daily meal prep and weekend catering.

The overlooking family area provides additional space for casual dining or family downtime and has direct access to the sprawling rear pergola. Covered, with views of the tranquil backyard, it is great for enjoying a meal and drink with loved ones and friends while children and pets run amuck in the safety of the fully fenced yard.

The rest of the home comprises of four generous bedrooms, all carpeted and boasting built-in wardrobes, the master also featuring a ceiling fan, pleasant bay window and neat ensuite with big shower. Guests and children can utilise the shared bathroom with bathtub, long vanity, and shower, plus the separate water closet for breezy daily routines.

Also featuring an internal laundry and security screens throughout, this inviting abode has everything a young family needs and more. You'll need to be quick to secure this well-placed home though - contact Jackson Chow today.

### Listed By

Jackson Chow

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Floorplan



16 Bellflower Place CALAMVALE

LJ Hooker

Sunnybank Hills

714m<sup>2</sup>

4 Bed

2 Bath

2 Car + 2 Off-Street

Internal 184m<sup>2</sup> | Porch & Patio 26m<sup>2</sup> | Total 210m<sup>2</sup> or 23 Squares

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plans for purpose

Listing Number: 3108183

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