

13 Frances Place, Calamvale, Qld 4116



House For Sale

Tuesday, 12 March 2024

13 Frances Place, Calamvale, Qld 4116

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Jimmy Lu

0422202672

Auction

So, you want convenience? You want a great neighbourhood in an established residential pocket? You want a descent sized home so you and your family don't live on top of each other? Well, look no further! Offering 4 comfortably sized bedrooms, two living areas, a dining area, two bathrooms and an outdoor entertaining area dressed to impress, you are sure to be excited by what the future must hold with this fabulous, lowset, brick and tile family home! Set amongst no-fuss gardens and lush lawns, this fully fenced, level allotment packs a punch and will be unmissable for families wanting space to grow and play in. Presented with move in ready appeal, this property will also allow you the opportunity to add your own personal touch to really make it your own. Jimmy Lu and his team at Ray White can't wait to invite you to take a look! Perfectly prepared for its next family, this home offers tiled living in high traffic areas, air-conditioning and a well-proportioned modern kitchen boasting double sink, ducted rangehood, electric cooktop, storage aplenty, man-made bench top and a breakfast bar to boot! The outdoor living will arguably become your favourite room of the home. Setting yourself up to relax or entertain, there is a covered alfresco area that takes full advantage of the backyard - a space you will undoubtedly hear cheerful banter and much laughter from the kids playing or perhaps you will be busy watching over the frivolities of a game of backyard cricket taking place when guests pop by. This property has so much to offer: • lowset brick home, renovated modern kitchen tiled roof (recently painted) and offers a charming street appeal • privacy with established gardens and fully fenced backyard; perfect for children and pets! • 4 air-conditioning • 4 oversized bedrooms + 2 bathrooms + double lockup garage with additional parking in driveway • security and insect screens on doors and windows Living is easy with everything at your fingertips! Located in the catchment of the thriving and esteemed Algester State School and Calamvale Community College quality education is on your doorstep. Local shopping amenities are aplenty with Calamvale Shopping Centre, Calamvale Marketplace, Calamvale Central and Sunnybank Hills Shoppingtown all nearby. Only a short drive and you are at the ever-popular dining district at Sunnybank. Family recreational spaces are nearby and being only 25 minutes from Brisbane's CBD, and with easy access to the Pacific Motorway, Logan Motorway and Gateway Motorway you cannot under estimate the value this property's location presents. Sure to attract much interest, this property won't be around for long! Come and take a look and fall in love with this family friendly home! Contact Jimmy Lu today on 0422 202 672. An inspection is a must! Disclaimer: Due to QLD legislation which prohibits a seller or agent from providing a price guide for auction properties, a price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.