

# 28 Khoo Place, Calamvale, Qld 4116



## House For Sale

Monday, 17 June 2024

28 Khoo Place, Calamvale, Qld 4116

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Zora Liu Alan Gu  
0430376232



Leah Li  
0466999258

## Auction

Boasting 4 split-system A/C units throughout its spacious interior, it'll be a breeze personalising your comfort levels in this timber-floored family-size brick home surrounded by a low-mow yard that you can retain for its easy-upkeep or reimagine into a suburban oasis. Highlights:- Light-filled combined kitchen/living/dining area at the rear opening to a large outdoor patio- Gleaming kitchen with stainless steel mod-cons, a long dining bar, and a walk-in pantry- 4 good-sized bedrooms branching off a central hallway housing a handy storage cupboard- 2 beds have built-in-robos, the master has a roomy walk-in closet and an ensuite- Loads of extras: tinted windows, security screens, roof insulation, solar hot water

The house itself occupies a slightly elevated position behind palm-fringed front gardens, with the auto-entry double garage sitting at the end of a gently rising driveway offering valuable off-street visitor parking or a place for growing teens to keep their first wheels! A covered front porch provides a protected entrance inside, with the treacle-toned timber floors immediately beckoning you down to the open-plan social zone at the back. In this light and airy gathering hub, a modern kitchen overlooks a large, air-conditioned dining room and lounge that extends through a screened glass slider out to a fully covered alfresco entertaining patio. Catering indoors or out will be a cinch from this kitchen, which sports abundant cabinetry finished with a fashionable timber veneer, reams of bench space along its I-shaped dining bar and either side of the electric stove top, and a spacious walk-in pantry. Before you get to the main social zone though, you'll discover 3 bedrooms branching off one side of the central passage - 2 with built-in robes, while the street-facing room has the versatility to be used how you like - a study, home office/business, hobby or media room. Distanced by the hallway, the private master has a walk-in wardrobe and an ensuite with a shower. The second bathroom has a shower and tub, with the toilet privately housed next door, while the laundry has been set up in a bonus recess at the back of the double garage which opens into the house and onto the rear patio. Surrounding this delightful home is easy-care concrete instead of weekend-consuming lawns! If you like a low-maintenance lifestyle, you'll keep the outside as is, or you can easily soften the surroundings with the low-cost addition of some leafy planters. If you're a green thumb, let your imagination run wild and start from scratch to create the garden of your dreams - there's already a shed onsite to store your gear! One thing you won't want to change is this location. From this serene position along a quiet cul-de-sac in the heart of Calamvale, it's just a short drive to popular destinations like Gowan Rd and Ming Shan/Calamvale District Parks (2 and 5 minutes respectively), Calamvale Community College (4mins), and your local shopping hubs of Calamvale Central and Calamvale Marketplace (both 7 minutes). This conveniently located, easy-care property is a must-view for families and investors alike. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries. The Liu Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners ABN 60 625 175 849 / 21 107 068 020