

**28 Yewleaf Place, Calamvale, Qld 4116**



**House For Sale**

Tuesday, 5 December 2023

28 Yewleaf Place, Calamvale, Qld 4116

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 897 m2**

**Type: House**



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## Auction

Onsite Auction: Location : 28 Yewleaf Place Calamvale Date: 16th Dec 2023 Saturday Time: 4:30pm Nestled within the serene confines of Calamvale, this exquisite 5-bedroom, 3-bathroom residence stands as a testament to comfort and modernity. Beyond the charming exterior lies a meticulously renovated haven, offering an unparalleled living experience in a quiet pocket of this vibrant suburb. Key features:

- Large block of land - 897m<sup>2</sup>
- Bedrooms: 5 bedrooms, 4 with built-in wardrobes.
- Bathrooms: 3 beautifully appointed bathrooms.
- Kitchen: A chef's delight with new soft-close cupboards, stone benchtops, induction cooktop, and a pyrolytic oven.
- Living Spaces: Stylish 600 x 600 tiles, with integrated cabinetry in the lounge
- Carport: Enjoy the luxury of a new insulated double carport.
- Outdoor Living: Relax in the landscaped yard or under the new insulated flyover patio.
- Shed: A spacious shed for all your storage needs.
- Climate Control: Air conditioning in 4 of the 5 bedrooms and living spaces.
- Privacy: Fully fenced property offering ultimate privacy.

As you step into this abode, the architectural brilliance unfolds before you. With 5 bedrooms, 4 of which boast convenient built-in wardrobes, and 3 tastefully appointed bathrooms, the home is a celebration of space and comfort. The heart of this residence is undoubtedly the gourmet kitchen. A culinary masterpiece, it features new soft-close cupboards, stone benchtops, an induction cooktop, and a pyrolytic oven. The kitchen effortlessly flows into living spaces adorned with stylish 600 x 600 tiles, creating a harmonious blend of functionality and aesthetics. Step outside, and a meticulously landscaped yard awaits, offering a private retreat for relaxation or entertainment. The new insulated double carport provides shelter for your vehicles, while the insulated flyover patio invites you to savour the outdoors in comfort. A unique feature of this property is the clever incorporation of an existing carport into a fifth bedroom with an ensuite. This versatile space can be closed off from the rest of the house by a 1.2m soft-close cavity slider, equipped with soundproofing. Boasting external access, it can serve as a second master bedroom, a home office, an additional living area, or a sanctuary for dual occupants. Air conditioning graces 4 of the bedrooms and living space, ensuring year-round comfort. The property also boasts a sizeable shed, providing ample storage for your belongings. A fresh coat of paint throughout the interior enhances the overall aesthetic appeal. Situated in a fully fenced and private plot, the property offers peace and tranquillity. Within walking distance, a myriad of restaurants at the corner of Kameruka and Gowan roads beckon, providing a delightful culinary escape. The 150 bus stop, a mere 400m away, ensures easy access to transportation. In conclusion, this renovated masterpiece in Calamvale transcends the ordinary, offering a perfect blend of contemporary living, comfort, and convenience. It beckons those who seek a harmonious union of elegance and functionality in their home. To experience the allure of this property firsthand, arrange your private viewing today by contacting Jason at 0433572868. 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 should rely solely on their own enquiries.