

**40 Shelduck Place, Calamvale, Qld 4116**



**House For Sale**

Tuesday, 21 November 2023

40 Shelduck Place, Calamvale, Qld 4116

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 730 m2**

**Type: House**



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## Contact Agent

Nestled in the heart of Calamvale, this exceptional family home on a quiet street is a sanctuary of serenity. Boasting multiple living areas, fresh paint throughout, new carpets, and a covered entertaining area overlooking private, landscaped gardens, this residence is designed for a harmonious family lifestyle. With parks, schools, shops, and public transport just a stroll away, this is your opportunity to claim the perfect haven for your family.

**Key Features:-** 4 Bedroom home with versatile floorplan & plenty of storage space - Master bedroom featuring Air con, walk through wardrobe & fully equipped ensuite- New high finish paint throughout house & garage - New carpets in bedrooms, new fans & downlights installed throughout - Large second living area perfect for the kid's movie nights.- Centrally located kitchen with stainless electric appliances, dishwasher & plenty of cabinetry- Free flowing Dining & living area's feature split system A/C, New curtains installed- Huge internal laundry plenty of cabinetry with direct access to the clothesline- 2 car secure remote garage featuring 2-way doors & bonus wall to wall built in storage. - Entertainer's covered outdoor area overlooking the private low maintenance backyard & gardens- Fully fenced 730m2 block with side access perfect for camper trailer/boat storage- Tropical low maintenance gardens featuring mature native trees & handy garden/storage shed

**Location Highlights-** Walking distance to Ming-Shan Park with pathways & dog off leash section- Short stroll to Gowan Rd Shopping Plaza- Short stroll to local & city bus stops - Minutes away from market square dining precinct & Sunnybank shops - Minutes from Stretton College, Calamvale Community College, Wisdom College

**Your Dream Family Lifestyle Awaits!** This property is more than just a house; it's a home where cherished family memories are waiting to be made. Don't miss the chance to secure this family haven in Calamvale. Arrange your private viewing today! \* Walk-thru video available upon request \* Some images contain digital furniture staging used for advertising purposes only \*\*Disclaimer 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. Call Ben to arrange your inspection 0447 607 508.