

**46 Corypha Crescent, Calamvale, Qld 4116**



**Sold House**

Friday, 6 October 2023

46 Corypha Crescent, Calamvale, Qld 4116

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



Lynda Lim

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**\$988,000**

Looking for a property that will tick all your boxes?? Your search STOPS HERE! Presenting 46 Corypha - An exquisite property that epitomizes the very essence of luxurious living in a prestigious million-dollar street. This solid brick and tile home offers the perfect blend of style, space, and functionality. With four generously sized bedrooms, including a master suite with a private ensuite, it accommodates both family living and entertainment with ease. Step into the heart of the home, an open-plan tiled kitchen featuring stunning benchtops, top-quality appliances, ample cupboard space, and a charming breakfast bar. The glass splashback adds a touch of modern sophistication to the space. This property offers not one but two spacious living areas, along with a separate dining room. The large formal lounge, adorned with abundant windows, invites an abundance of natural light into the home. Comfort is paramount with three air conditioners and six ceiling fans thoughtfully placed throughout the home. For peace of mind, a comprehensive security system is in place. Your vehicles and possessions will find a secure home in the double lock-up garage, complete with additional storage space. The outdoor space is a haven of serenity and leisure, boasting a covered patio, pergola, and a spacious backyard with mature landscaping. The practical floor plan offers three convenient access points to the patio from the dining area, second living area, and laundry, facilitating seamless indoor-outdoor living. Nestled in a quiet, wide street next to a mini park and nature walk trail, this exclusive neighborhood is brimming with house-proud owner-occupiers. It's a community where pride of ownership shines through. Convenience is at your fingertips, with a multitude of shopping centers, schools, childcare facilities, eateries, libraries, and more in close proximity. Buses are conveniently located around the corner, and easy access to the Logan Motorway and Sunnybank Hills, a thriving Asian community, makes commuting a breeze. This property is more than just a house; it's an opportunity to embrace a lifestyle of comfort, convenience, and community. Your dream home awaits. Contact us today to arrange a viewing and take your next step to your QLD Home ownership journey!!!!

**OPEN HOME THIS SATURDAY 25 / 11 / 23 @ 3.30PM**

**Property Features:** 4 Bedrooms (all with wardrobes) 2 Bathrooms (1 ensuite, bathtub in main) 2 Lock Up Garage 1 Open plan Kitchen (tiled with stone benchtop) 1 Large Formal Lounge (vinyl flooring) 1 Separate Dining Area (vinyl flooring) 1 Stand Alone Laundry Brick veneer externally and tiled roof Side access for caravan / boat / jetski Spacious concreted covered patio Matured gardens Concreted driveway Additional Features: A very impressive extra wide 31m frontage Higher side of the road with gentle slope Always bright and airy as this block is sitting on elevated land One minute walk to the local park and walking trail Near newly restored / painted roof Bosch Dishwasher, Westinghouse Cooktop Carpet and vinyl flooring installed in 2016 New back fence installed in 2022 Security system installed All security screens Fully fenced Garden shed

**LOCATION:** Shopping:- Calamvale Shopping Centre (1 km.)- Woolworths Calamvale (1.9 km.)- Sunnybank Hills Shopping Town (2.9 km.) Schools:- Calamvale Community College (1.8 km.)- Stretton State College (3.0 km.) University/Tertiary: Tafe Queensland Acacia Ridge (6.3 km.)- University of Southern Queensland (23.9 km.) Hospital/Medical Centre: - Queen Elizabeth II Jubilee Hospital (10.0km.) - Greenslopes Private Hospital (14.9 km.) - Princess Alexandra Hospital (16.6 km.) Bush/Park:- Jux Place Park (1.0 km.)- Hawthorn Avenue Park (1.2 km.)- Calamvale District Park (3.3 km.) Highway/Gateway- Gateway Motorway M1 (10.1 km.)- SE Freeway (10.3 km.) Transportation - Bus to Brisbane City at 600m, routes 130- Train from Altandi Station (6.0 km.) to Brisbane City and Airport

**\*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. All photos and images with furnitures are not as displayed in the property as we need to protect tenant's privacy.