

# 7 Caravonica Court, Calamvale, Qld 4116



## House For Sale

Monday, 17 June 2024

7 Caravonica Court, Calamvale, Qld 4116

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



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## Auction

Located in a serene cul-de-sac right across from beautiful parklands and playground facilities, this modern double-storey residence in Calamvale offers an unparalleled lifestyle for the contemporary family. Boasting a perfect northerly aspect in the backyard, this family entertainer is equipped with multiple spacious living areas, including a lounge/media room and a sitting/casual living area, and features fresh internal paintwork throughout, including in the garage. The large, paved patio overlooks an immaculately landscaped backyard, providing ample space for kids and pets to play. With five generous carpeted bedrooms, including a master suite with a walk-in robe and neat ensuite, this home is perfect for growing families. Enjoy the convenience of being within walking distance to city-bound buses and both Sunnybank Hills Shoppingtown and Calamvale Central.

**Key Features:-** Wonderful private cul-de-sac position: Right across from beautiful parklands and playground facilities with an ideal southerly aspect (perfect northerly aspect in the backyard).- Modern family entertainer: Multiple spacious living/hosting zones and fresh internal paintwork throughout, including in the garage.- Large, paved patio: Overlooking an immaculately landscaped backyard with space for kids and pets to play.- Five generous carpeted bedrooms: Master suite with walk-in robe and neat ensuite.- Convenient location: Walking distance to city-bound buses and both Sunnybank Hills Shoppingtown and Calamvale Central.

Living in this residence means embracing a highly convenient neighbourhood, ideal for busy families. Enjoy effortless living with a stroll to parklands, shopping centres, city-bound buses, and childcare facilities. Schools are just a short drive away, adding to the convenience and ease of family life.- 50 m to Caravonica Court Park- 550 m to Sunnybank Hills Shoppingtown- 700 m to Calamvale Central- 750 m to bus stop- 800 m to Sunkids Calamvale- 2.3 km to Runcorn Heights State School- 3.5 km to Calamvale Community College

Sitting nicely elevated on a quiet cul-de-sac right across from beautiful Caravonica Court Park and playground, this home boasts a flawless modern rendered and timber-clad double-storey facade. The pristine fenced courtyard out front is framed by manicured hedges and flanked by a lengthy driveway leading to the double garage. Pedestrian gate access allows you entry via the discreet front porch into the newly painted interior. As you step inside, a tiled hallway leads you to numerous spacious living areas. Starting with a tiled sitting/casual living area and a stunningly timber-floored formal lounge/media room opposite, these sumptuous and comfortable spaces are perfect for hosting refined soirees or festive family gatherings. Towards the rear, you'll find an open-plan tiled living and dining area enveloped around the central kitchen, creating the perfect space for casual entertaining or daily family unwinding. At the heart of the home, the contemporary kitchen is spacious and neutrally finished with gleaming stone countertops, a long brekky bar for casual conversations, and plenty of cabinetry. It's all topped off by electric appliances, including a dishwasher for easy clean-up. The open-plan living areas seamlessly flow out onto a large, paved patio for alfresco relaxation in the northerly backyard. This outdoor retreat is fenced and offers immaculate low-maintenance landscaping, providing a safe space for kids and pets to play. Upstairs, four carpeted bedrooms, each benefiting from built-in robes, provide a surplus of space for large families. The master suite boasts a walk-in robe and a neat original ensuite, while another bedroom has access to the front cosy balcony, with a shared bathroom and separate water closet upstairs completing the tour. Downstairs, a fifth bedroom or study adds to the versatility of this family home.

**Additional Features:-** Water tank- Garden shed- Internal laundry- Downstairs powder room- Air conditioning

This modern family residence in Calamvale offers everything a contemporary family could desire in a highly convenient location. With spacious living areas, a relaxing outdoor retreat, and proximity to essential amenities, this home is a fantastic find. Contact Jackson Chow or Debbie Chow today to find out more and schedule a viewing. 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.

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