

**72/27 Sunflower Crescent, Calamvale, Qld 4116**



**Townhouse For Sale**

Tuesday, 23 April 2024

72/27 Sunflower Crescent, Calamvale, Qld 4116

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 165 m2**

**Type: Townhouse**



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## Auction

AUCTION DETAILS: PLACE: In-rooms at Ray White Rochedale Office TIME: 6:00PM, Wednesday, 15th of May. Doors open at 5:30pm. Welcome to 72/27 Sunflower Crescent, Calamvale - where convenience meets comfort in this stunning townhouse! At just 4 years young, you can discover modern living at its finest in this beautifully appointed townhouse. With a sleek and stylish design, this residence offers both comfort and functionality, creating an ideal living space for families or professionals alike.

**Key Features:**

- Located within Stretton State College Catchment
- Contemporary two-storey townhome with 4 bedrooms, 2 bathrooms and a powder room downstairs
- Built-in robes in all the bedrooms and a massive master bedroom with ensuite and private balcony
- Separate family bathroom and a cosy study nook
- Spacious living and dining
- Modern kitchen, stone benches with a stylish island bench, stunning pendant lights, hotplate, rangehood and dishwasher
- Covered patio with views of the fenced courtyard
- Ducted air-conditioning and ceiling fans throughout the house.
- Good size internal laundry
- Double car garage with remote control
- 6.6KW solar panel system tailored to the energy needs of the household
- Walk to local parks, bus stops and Calamvale Marketplace

**Location Highlights:**

- A mere 1-minute walk to the Bus Stop for Route 150 on Honeysuckle Way.
- 3 mins to Calamvale Marketplace Shopping Centre and a variety of local shops, cafes, and restaurants within walking distance.
- 5-minute drive to Calamvale Central Shopping Centre & Sunnybank Hills Shopping town.
- 6 mins drive to Browns Plains Grand Plaza
- 7 min drive to Gowan Village Pinelands Shopping Centre
- Close proximity to Browns Plains Grand Plaza, Gowan Village, Pinelands Shopping Centre, Sunnybank Plaza and Westfield Garden City.
- More than 15 childcare centres within 8 mins drive
- Less than 5 mins drive to Stretton State College Primary School and High School, within the catchment area
- Less than 5 mins drive to Calamvale Community College
- 20 Parks within 8 mins drive, including the Karawatha Forest and Stretton Recreation Reserve

**Rates:** Low body corporate approximately \$3000 a year Council rate about \$480 per quarter

Situated in the heart of Calamvale, this property enjoys easy access to local amenities, schools, parks, and transport options. Enjoy the convenience of shopping centers and dining options just a stone's throw away. Relax and unwind in the tranquility of this peaceful neighborhood. Surrounded by lush greenery, it's the perfect escape from the hustle and bustle of everyday life. Featuring 4 bedrooms, including a lavish master suite, this townhouse provides ample space for the whole family. The gourmet kitchen boasts quality appliances, ample storage, and sleek finishes, making it the perfect space for culinary enthusiasts and entertainers alike. Step outside to your private, covered patio, ideal for enjoying your morning coffee or hosting weekend barbecues with friends and family. Additionally, the property is optimized with a 6.6KW solar panel system tailored to the energy needs of the household. Don't miss out on the opportunity to make this stunning townhouse your new home. Contact us today to arrange an inspection and start your next chapter in this fantastic property! Don't miss your chance to own this townhouse that blends sophistication, functionality and prime location. To enquire, call Jason Song Team at 0433 572 868 today! All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee the information is accurate and accept no liability for errors or omissions. (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.