

**15 Nabeel Place, Calamvale, Qld 4116**



**House For Sale**

Friday, 5 July 2024

15 Nabeel Place, Calamvale, Qld 4116

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 496 m2**

**Type: House**



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## Auction

Onsite Auction: 6:00pm Friday 26th July 2024 This stunning modern home offers everything a new family or first-time buyer could desire. Located in a prime spot, it provides unparalleled convenience and accessibility to all the amenities you need for a comfortable and vibrant lifestyle. Key Features:

- Ideal Location: Situated right next to Calamvale College, making school drop-offs a breeze.
- Spacious Living: Enjoy a comfortable open family lounge and a large living/dining area, perfect for gatherings.
- Four Bedrooms: All bedrooms are generously sized with built-ins. The master suite features an ensuite and walk-in robe.
- Climate Control: Equipped with 4 air conditioning units to keep you comfortable year-round.
- Security: Features 4 security cameras and security screen doors and windows for your peace of mind.
- Outdoor Living: A large patio and charming backyard, perfect for outdoor activities and relaxation.
- Practical Amenities: Includes a water tank and a double lock-up garage for secure parking and extra storage.

Location Highlights:

- 1 Minute Walk: Calamvale Community College
- 2 Minute Drive: Calamvale District Park
- 3 Minute Drive: Calamvale Shopping Centre
- 4 Minute Drive: Calamvale Central and Calamvale Marketplace
- 5 Minute Drive: St. Stephen's Catholic Primary School
- 5 Minute Drive: Sunnybank Hills Shopping town
- 7 Minute Walk: 140 & 138 bus stop

Step into this elegant home and be greeted by a generous living area, ideal for family gatherings. The modern kitchen, featuring sleek countertops and ample cabinet space, is perfect for all your culinary adventures. The four well-proportioned bedrooms ensure everyone has their own space, while the master suite offers a private retreat with an ensuite and walk-in robe. The spacious family lounge and dining area are perfect for entertaining guests, providing a warm and inviting atmosphere. Enjoy the convenience of a double garage for secure parking and additional storage, as well as a large patio and charming backyard perfect for outdoor activities and relaxation. With its close proximity to schools, parks, shopping centers, and public transport, this home ensures you are never far from the essentials. Less than a five-minute drive to Sunnybank Hills Shopping Centre and Calamvale Centre, you'll have access to a variety of restaurants, cafes, and shops for all your dining and shopping needs. With its prime location and modern amenities, this home offers the ideal blend of comfort, style, and convenience for families. Don't miss your chance to make this stunning property yours. Contact the Jason Song Team at 0433 572 868 to inquire NOW! All information contained herein is gathered from sources believed to be reliable. However, we cannot guarantee or give any warranty about the information provided, and interested parties must solely rely on their own inquiries.