

**24 Gemview St, Calamvale, QLD, 4116**



**House For Sale**

Friday, 30 August 2024

24 Gemview St, Calamvale, QLD, 4116

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Modern Four Bedroom Low-set Home in Prime Location

Welcome to this beautiful property in the highly sought-after suburb of Calamvale. This charming home is a hidden gem, perfectly situated in a prime location within a family-friendly neighborhood.

This charming home features 4 generously sized bedrooms and two bathrooms, with the master bedroom offering an ensuite and a walk-in robe, while the other bedrooms come with built-in robes. Ceiling fans are installed in all bedrooms and living areas, and the main living area boasts air conditioning for added comfort. The open-plan kitchen, dining, and living spaces are bathed in natural light, creating a bright and inviting atmosphere. The property also includes an extra living area, ample car space, a generous backyard ideal for outdoor activities and entertaining, and a storage shed for additional needs. This well-designed layout is perfect for accommodating the needs of most families.

This beautiful house will captivate you with its perfect blend of contemporary living, comfort, and convenience. Ideal for those seeking a harmonious balance of style, comfort, and practicality, this home features a standout 6.6 kW solar system, ensuring minimal electricity bills and energy efficiency. You will be greeted by a warm and inviting atmosphere that promise comfort and style. This property offers the perfect blend of convenience and tranquility.

### Key Features:

- 4 generously sized bedrooms
- 6.6 kW Solar System: Enjoy energy efficiency and reduced electricity bills
- Separate formal and family living areas
- Front Carport: Provides convenient and sheltered parking
- Spacious Patio: Perfect for outdoor entertaining and relaxation
- Garden shed
- Low maintenance yard
- Prime Location: Situated in a highly sought-after area of Calamvale
- Convenient Access: Close to public transport, shops, schools, and parks for added practicality

Calamvale offers a blend of suburban comfort and convenient access to urban amenities. The suburb features a range of parks, including the expansive Calamvale District Park, which provides ample green space for recreational activities. Calamvale is home to several quality educational institutions, such as Calamvale Community College and Calamvale Special School, making it an attractive area for families with school-aged children. The suburb also boasts a variety of shopping options, with nearby centers like Calamvale Central and Sunnybank Hills Shopping Town offering diverse retail and dining experiences.

Public transport options are well-integrated, with multiple bus routes providing easy access to Brisbane's city center and other key areas. The suburb's well-planned infrastructure and community-focused atmosphere contribute to its reputation as a desirable place to live.

This property offers convenient access to a variety of amenities and points of interest. It is located near Sunnybank Hills Shopping Town, which provides a range of shopping and dining options, and Calamvale Central, known for its diverse retail choices. The Calamvale Community College, and Calamvale Special School offer quality and specialised educational facilities. For outdoor activities, Calamvale District Park features expansive green spaces, BBQs, and playgrounds. Grocery needs are easily met at Drakes Parkinson, while additional shopping options are available at Calamvale Marketplace. For a broader range of shopping and services, the Grand Plaza Shopping Centre is also nearby.

### Location (approx. distances):

- 4km to Sunnybank Hills Shopping Town
- 4km to Calamvale Central
- 600m Calamvale District Park
- 1.5km to Drakes Parkinson

- 1.6km to Calamvale Marketplace
- 4.5km to Grand Plaza Shopping Centre
- 1km to Public transport

This property is located within the catchment area for Calamvale Community College, ensuring that your children have access to quality education close to home.

Schools (approx. distances):

- 1.7km to Calamvale Community College
- 1.6km to Calamvale Special School
- 850m to Wisdom college
- 2.6km to St Stephen's Catholic Primary School
- 3.8km to Stretton State College

It is only minutes from amenities, offering both convenience and a strong sense of community, making it an ideal choice for families. Don't miss this fantastic opportunity to own a beautiful home in Calamvale!