

46 Barossa Pl, Calamvale, QLD, 4116



House For Sale

Saturday, 12 October 2024

46 Barossa Pl, Calamvale, QLD, 4116

Bedrooms: 4

Bathrooms: 4

Parkings: 5

Type: House



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Flawless Standards in Luxury

Nestled in the heart of Calamvale, this exquisite 5-year-old residence perfectly balances space, comfort, and convenience, offering the ideal lifestyle for families-especially those with children. Proudly sitting on a gently elevated 715 sqm block at the end of a quiet cul-de-sac with over 500 square metres (over 53SQ) building area, this luxurious home boasts a perfect southern aspect, a modern open-plan design, and multiple living areas, providing ample space and privacy for all.

Designed with family gatherings and entertaining in mind, the airy layout seamlessly connects living spaces, filling the home with natural light. The residence's grand facade, beautifully landscaped surroundings, and low-maintenance gardens create an inviting atmosphere, while the well-built quality and double garage with additional parking for a boat or caravan ensure functionality.

Prime Location: This home offers the ultimate in convenience, just 800 meters from Sunnybank Hills Shopping Centre, Calamvale Shopping Centre, and the 130-140 bus stop with direct access to Brisbane CBD. Calamvale Community College is a short 2km away. The property is also within walking distance to parks, cafes, and major transport networks, adding to its exceptional appeal for busy families or those seeking a peaceful retreat.

Key Features:

- **Bedrooms:** 4 spacious bedrooms, including 4 ensuites, plus a study that can easily convert into a 5th bedroom if needed. One bedroom downstairs is perfect for guests or elderly family members.
- **Master Suite:** Extra-large "His and Hers" walk-in wardrobes with overhead storage.
- **Living Areas:** 4 generous living areas, both indoors and outdoors, offering versatile spaces for the whole family.
- **Designer Kitchen:** Open-plan kitchen with stone benchtops, ample storage, a butler's pantry, and premium Asko European appliances, including a 5 burner gas cooktop with a large Wok burner, combi-steam oven, pyrolytic oven, warming drawer, dishwasher, and Qasair fully steel ducted stainless steel semi commercial rangehood.
- **Grand Foyer:** Featuring a 6-meter-high ceiling, a striking handmade stone feature wall, and two stylish crystal chandeliers.
- **Alfresco Area:** Extra-large alfresco space with a 6-meter-high ceiling, perfect for entertaining, conveniently located next to the kitchen.
- **Garage & Parking:** Double lock-up garage with smart roller doors, opening to a carport with additional parking for up to 3 cars. Side access is available with a driveway for a large boat or caravan.
- **Security:** Secured by concrete fencing, 2 motorized custom gates, and a smart electronic pedestrian entrance. The property is equipped with a 7-camera CCTV system and a sophisticated alarm system.

Additional Features:

- **State-of-the-art media room** with anti-allergy carpet.
- **Modern timber flooring** upstairs with thermal and waterproof underlay.
- **Italian porcelain tiles (750x750)** on the ground floor.
- **Ducted 25kW air conditioning** with smart zone control.
- **13.5kW solar system** for energy efficiency.
- **Remote control fans** in all rooms, with smart controls in the master bedroom.

This property is a must-see to truly appreciate its quality and workmanship.

The sellers are committed to selling, so don't miss out on this incredible opportunity! Contact Louis today to find out more and secure this magnificent home before someone else does!

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions,

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