

**70 Bougainvillea Street, Calamvale, QLD, 4116**

Place. 

**House For Sale**

Friday, 30 August 2024

70 Bougainvillea Street, Calamvale, QLD, 4116

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Exceptional Living in a Prestigious Calamvale Location

Auction Location: On-Site

Step into a home of scale, quality, and sophistication, where the detail is as pristine as new. Nestled in one of Calamvale's most prestigious neighborhoods, this modern residence exudes timeless design with quality inclusions, a soft palette and cool neutral tones, offering endless opportunities to personalize according to your lifestyle.

Boasting multiple living areas, a private media room, and an open-plan dining and galley kitchen that seamlessly flow to an oversized alfresco, this home is an entertainer's dream.

This master bedroom is a luxurious retreat, offering a space designed for comfort and elegance. Featuring a 'parents retreat', his and hers walk-in robes, and a stunning en suite with a dual vanity and double shower. This room is a sought-after luxury, providing the perfect escape at the end of a long day.

The well-appointed kitchen features an expansive breakfast bar, stone benchtops, and high-end stainless steel appliances, including a 5-burner free-standing gas cooktop and ducted range hood for effortless cooking. With direct access to an outdoor space plumbed for an outdoor gas kitchen, the wide alfresco area is perfect for the most celebrated gatherings, with space for a pool and boat, caravan or trailer, thanks to the side-access on a flat plain.

This spacious home offers five private bedrooms, two luxurious bathrooms, and a double garage, all spread across a generous 801m<sup>2</sup>. With over 20 meters of frontage on two sides, the corner lot future-proofs your investment by presenting an exciting potential for future subdivision (subject to council approval) into two average-sized lots. Also known as 3 Sycamore, a dual address, offering added confidence to invest in this excellent choice.

Located within Stretton College catchment, just a short, safe walk through Illaweena Park, this property is also conveniently close to local shopping options like Calamvale Marketplace and ALDI corner, Brisbane city bus services are just minutes walk away too.

Whether you're enjoying breakfast at the bar, hosting movie night in the media room, or having quiet family time in one of the open plan living areas, this versatile home caters to all your needs.

The blend of indoor and outdoor living creates a comfortable and inviting atmosphere, with the sun casting warm rays through the yard each afternoon. Mid-week inspections at sunset are available. The home is selling under standard Auction terms with open Settlement options.

Additional highlights,

- powerful ducted cooling & heating system
- Crimsafe security screens
- 2.7m high ceilings
- pure wool carpets
- water tanks
- solar power

Our owners are eager to pass on this stellar home, which has been meticulously maintained since day one. Don't miss the chance to secure this whisper-quiet, like-new home in a traditional, sought-after setting that will continue to impress for generations to come.

Disclaimer:

All information contained herein is gathered from sources we consider to be reliable however we cannot guarantee or

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If the property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.