



11 Redgum Place, Calamvale

UNDER CONTRACT BY MARK ALLEN

4 Bed | 2 Bath | 2 Car

Web ID: ALEE11928

Definitely not! A home unlike all others in this area and price range has come to the market. Ideal for those buyers searching for that always elusive luxury of space. Here is an elegant and inviting 4 bedroom family home on a peaceful 900m² block with well-maintained grounds and quiet outdoor areas.

The indoors ... a big, open and airy floor plan guaranteed to delight everyone in the family. You will immediately feel at home with a choice of elegant formal areas, study, rumpus, family room, meals area and an upmarket practical kitchen fitted with superior appliances and surprises.

The outdoors ... it is so relaxing, so peaceful, so pleasant. Your own 900m² of tranquillity in the city is here. With two separate lawned areas, veggie garden, fruit trees and stylish landscaping providing privacy, shade and beauty. What is sure to take your breath away though is the massive 9m x 4.6m pergola which will provide the ideal alfresco area for entertaining the largest gatherings of family and friends with ease. This area is sited perfectly for the best in Brisbane living - mornings, afternoons, evenings, all four seasons, all year round.

The location can be summed up in one word - "outstanding." Just a walk to express buses, major shopping centres, childcare, cafes and parks. Everything is within easy reach - major road systems with access to CBD, Airport and Gold Coast, schools, University, restaurants, cinemas and more.

Of special note with this home is the impressive and almost endless list of high quality extras and inclusions on offer. It is the most extensive we have seen in any local home over the last thirty-eight years. Just some (and only some) of these first class extras include:

- Fully ducted reverse cycle air conditioning + Solar Master window tint for year round comfort
- Crimsafe security screens and sliding doors + security system + linked smoke alarms all give peace of mind



- Upmarket oak cabinetry by Stuart Bywater design
- Distinctive Sheer Elegance blinds to reduce glare
- Additional storage in garage ceiling accessed by foldaway ladder
- 3kW solar power + 3,000 litre water tank + pump for cost savings
- Blue Mountain mesh gutter protection
- LED lights + insulated ceilings + intercom + cafe blind + Vacu Maid + sprinkler system and much, much more

The new residence close to the grandchildren in Melbourne has already been secured and the move is most definitely on. Consequently buyers can be assured our owners are certainly realistic and genuine. So if you too are realistic and genuine and are looking for one of the finest real estate offerings to come on to the local market in some time, this may be just right for you. But for a home of this style and quality, may we suggest you act very quickly.

Exclusive Agent: Mark Allen 0412 723 971

(This 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.)

Disclaimer - All information relating to the property described is gathered from sources we believe to be reliable. However, we cannot guarantee or warrant its accuracy. You should make your own enquiries, consult relevant advisers and satisfy yourself about its integrity. Our full disclosure also applies and is outlined on our website www.allenlee.com.au.

Auction

Saturday 29 August, 3:30pm
ON SITE

Mark Allen

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