

## Alger, Lot 8/93 Dalmeny Street

Beautiful Four-Years-Young Lowset Home in Dalmeny Springs Estate

Stunning and immaculate, this spacious family home features a wonderful four-bedroom layout with exquisite open-plan living and a separate media lounge - fitted with ducted cooling and ceiling fans for year-round comfort! Within the exclusive Dalmeny Springs Estate, enjoy a modern and safe lifestyle with a private access road. All that's left for you to decide is if you'll be moving your family into, or renewing the current lease on, this impeccable investment.

Five fabulous features:

- Immaculate solid family lowset home in near new condition
- Spacious four-bedroom designer home with tall ceilings and massive open plan entertainer's zone
- Carpeted media lounge, high-end kitchen, plus outdoor covered patio atop 400m<sup>2</sup> block



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B216F4R](http://ljhooker.com.au/B216F4R)

**Contact**  
**Kevin Ahn**  
0400 098 188  
kevinahn@ljhsbh.com.au  
**Sienna Kim**  
0477 735 068  
siennakim@ljhpp.com.au

**LJ Hooker Property Partners**  
07 3344 0288

- Set in the best part of Algester - walk to shops, express city buses, parks and school!
- Currently vacant and ready to move in!

This pristine complex is set within a serene Algester neighbourhood, just a short walk to the local shops featuring a variety of amenities including an Asian grocery, bakery, cafe, and a bus stop with regular express city buses! Just check out this wonderful list of nearby facilities for the ultimate easy-going lifestyle.

- 500 m to Algester Star Shopping Centre
- 700 m to bus stop with express city buses (130)
- 1.2 km to Algester State School
- 1.4 km to Algester Dog Park
- 1.6 km to St Stephen's Catholic Primary School
- 1.8 km to Calamvale District Park
- 1.9 km to Bunnings Acacia Ridge
- 2.8 km to Calamvale Central
- 3.4 km to Sunnybank Hills Shoppingtown
- 3.4 km to Calamvale Community College

This serene community enjoys the benefits of pristine estate living with the added privacy of your very own 400m<sup>2</sup>; fully fenced block. When you pull up to your first inspection, you'll be stunned when met with the impeccable exterior of this designer neighbourhood.

The contemporary facade features a neutral rendered palette paired with a sturdy Colorbond roof, along with a remote double garage with extra driveway parking - perfect for busy families.

Inside, airy 2.7-metre-high ceilings and LED downlights entice you towards the spacious central living zone, with ducted cooling creating the ultimate comfortable atmosphere. The hallway leads to the decadent kitchen, overlooking the open plan living and dining space from a long dining bar which could easily seat six!

This fantastic kitchen is home to sleek cabinetry, a bright timber and white palette, and - the best part of all - a butler's pantry. High end appliances, including the gas cooktop, oven, and dishwasher, complete this space with a perfect combination of elegance and family convenience.

The generous living and dining zone features an abundance of space for your cosy lounge setup alongside a family-sized dining table - with sliding doors opening onto the covered patio for effortless indoor-outdoor entertaining!

The lush lawns are ready for the littlies to enjoy some fresh air and sunshine, while the paved drying court down the side of the home keeps your laundry separate and safe from the potential torment of muddy kids!

Back inside, the separate, carpeted media lounge will perfectly accommodate a family movie night, with easy access to the kitchen for your popcorn refills.

Each of the four bedrooms feature generous built-in wardrobes, with the master enjoying a walk-in robe and sleek, modern ensuite. The main bathroom is great for both little and big



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kids, with a separate built-in bathtub and glass-door shower, plus the independently housed toilet for added convenience.

Fitted with a separate laundry, plenty of built-in storage, and with the added peace of mind of a current builder's warranty, this family paradise is not one to wait on.

This beautiful home is located within the Dalmeny Springs Estate, with an approximately \$700 contribution fee per year for your private road which will compensate off council rates.

Call Team Kevin Ahn today and get ready to bid at the Auction!

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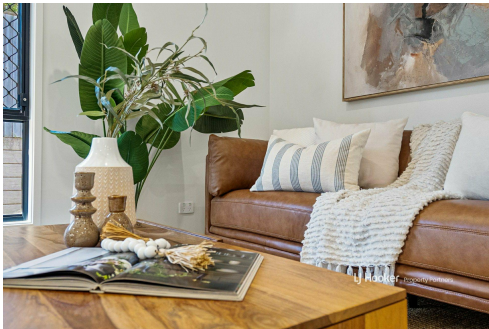
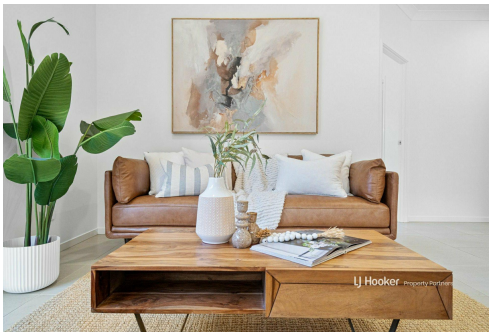
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## More About this Property

Property ID	B216F4R
Property Type	House
Land Area	400 m²
Including	Air Conditioning Ducted Cooling Toilets (2) Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Kevin Ahn 0400 098 188**  
Agent/Independent Contractor | kevinahn@ljhsbh.com.au  
**Sienna Kim 0477 735 068**  
Agent with Kevin Ahn | siennakim@ljhpp.com.au

**LJ Hooker Property Partners 07 3344 0288**  
25 Pinelands Road, SUNNYBANK HILLS QLD 4109  
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au



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DALMENY SPRINGS ESTATE

8/93 Dalmeny Street ALGESTER

4 Bed + Media

2 Bath

2 Car + Off-Street

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Internal 186m<sup>2</sup> | Porch & Patio 15m<sup>2</sup> | Total 201m<sup>2</sup>

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