



23/53 Crosssacres Street, Doolandella

## NEAR-NEW LUXURY LIVING IN DOOLANDELLA WITH SCENIC VIEWS

Step into a near-new, beautifully presented low-set home in one of Doolandella's most sought-after estates. Only six months young and thoughtfully designed floorplan, this residence combines modern street appeal, quality finishes, and the ease of low-maintenance living within a well-established community.

Inside, the home offers a spacious and versatile layout with two living areas, ideal for families seeking both comfort and flexibility. The open-plan living and dining area seamlessly connects to the contemporary kitchen, creating a welcoming hub for everyday living and entertaining. With four generously sized bedrooms plus an additional living area, this home strikes an excellent balance between lifestyle appeal and smart investment potential.

The privately positioned master suite features a walk-in robe and a stylish ensuite complete with floor-to-ceiling tiles and quality fittings. Three additional bedrooms, all with built-in wardrobes, are serviced by a modern main bathroom that reflects the same high-end finishes and attention to detail.

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**FOR SALE**  
UNDER CONTRACT - \$1,225,000

**VIEW**  
By Appointment

**AGENCY**  
LJ Hooker Property Partners - Forest Lake  
(07) 3372 0400

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.

 **LJ Hooker**

Outdoors, enjoy a fully fenced, low-maintenance backyard with durable Colorbond fencing. A tiled outdoor patio provides the perfect space to relax or entertain, allowing you to enjoy your weekends without the hassle of upkeep.

Property Features at a Glance: 4 bedrooms, 2 bathrooms (Master with double vanity), ducted air-conditioning, dedicated study area, double garage, security screens, 6.6kW solar and Mt Coot-tha Views

- Near-new low-set home (Only Six months old)
- 4 spacious bedrooms, including master with ensuite and walk-in-robe
- Three additional bedrooms with built-in robes with cabinetry
- Additional living area for added flexibility
- Open-plan living and dining design
- Modern kitchen with waterfall island bench, 900mm gas cooktop & walk-in pantry
- Stylish bathrooms with floor-to-ceiling tiles and premium finishes
- 600x600 porcelain tiles and wide entry door
- Ducted air conditioning and ceiling fans throughout
- 6.6kW solar system for energy efficiency
- Security screens and window blinds throughout
- Fully fenced backyard with Colourbond fencing
- Tiled outdoor patio and low-maintenance yard

#### Location Highlights:

- Walking distance to Woolworths Doolandella, bus station, childcare, McDonald's & 7-Eleven
- Minutes to Inala Plaza & Forest Lake Shopping Centre
- Close to Forest Lake and surrounding parklands
- Easy access to M2 Logan Motorway & M7 Ipswich Motorway
- Approximately 19km south of Brisbane CBD

Buying | Selling | Renting | Investing

Contact your Doolandella's Suburb Specialist, Sunil Kumar  
0415378074 and Mayank Patel 0430402866 today for all your

property needs.

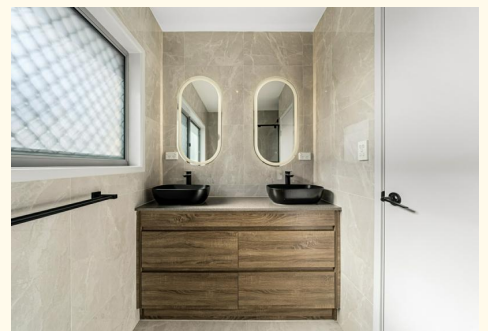
Disclaimer: This property is being sold without a price; the website may have filtered the property into a price bracket for website functionality purposes. Contact Sunil Kumar 0415378074 today for your exclusive tour.

Disclaimer: The information presented in this advertisement has been diligently prepared to ensure its accuracy and truthfulness. However, we bear no responsibility and hereby disclaim all liability for errors, inaccuracies, misstatements that may be found within. We strongly advise potential purchasers to conduct their own thorough assessments and financial investigations to independently verify the information provided herein. We have also used virtual grass on the photos.

## MORE DETAILS

Property ID	J4J23
Property Type	House
Land Area	400 m2
Including	Ensuite Study Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Area Views Carpeted Close to Schools Close to Shops Close to Transport Prestige Homes

**LJ Hooker Property Partners - Forest Lake (07) 3372 0400**  
Shop H, 255 Forest Lake Boulevard, FOREST LAKE QLD 4078  
11834 |








This floor plan is not to scale. Areas and dimensions are approximate and therefore floor plan should only be used for illustrative purposes. Plants and furnitures are decorative only.

Approximate Total Building Size : 205 sqm

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Mayank Patel 0430 402 866