

## Doolandella, 72 Giancarlo Crescent

A Sunny, North-Facing Haven Ready to Call Home

If you've been dreaming of a place that feels bright, open and perfectly set up for easy family living - look no further! Tucked away in a peaceful pocket, close to all major conveniences, 72 Giancarlo Crescent is just waiting for you to move in and start enjoying everything it has to offer.

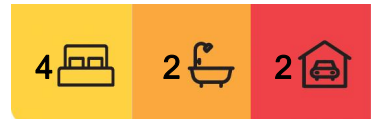
Top 5 Features at a Glance:

1. Generous open-plan living with great indoor-outdoor flow.
2. Chef-worthy kitchen with high-end gas cooking.
3. Great entertaining area with secured yard for the children.
4. Clever floorplan, kitchen overlooks spacious living area for easy everyday living.
5. Excellent locale: only minutes to shops, schools, buses & childcare

Step through the neat modern entry and you'll feel instantly at home. A wide tiled hallway leads you past the spacious bedrooms to a light-filled living and dining zone that opens up



**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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B386F4R](http://ljhooker.com.au/B386F4R)

**Contact**  
**Lynda Simpson**  
0424 279 188  
[lyndasimpson@ljhpp.com.au](mailto:lyndasimpson@ljhpp.com.au)

**LJ Hooker Property Partners**  
07 3344 0288

to a private alfresco area. This is a fantastic spot to gather with friends or enjoy quiet afternoons with the family.

The kitchen is made for people who love to cook boasting a large gas standalone stove, deluxe rangehood, quality fixtures, lots of drawer space, and a large island counter. Overlooking the living area, it keeps the cook connected to the family or guests while meals come together.

There's space for everyone here: four comfortable bedrooms, each with ceiling fans and built-ins, plus ducted air-conditioning throughout to keep things cool. The master retreat sits privately towards the rear and features double glazing, insulated walls, its own ensuite, and a walk-in robe - a calm place to unwind at the end of the day.

Step outside and you'll find a fully fenced backyard framed by established greenery, complete with a south-facing alfresco area and stays sheltered in the afternoon. It's easy to picture summer BBQs, kids and pets playing on the lawn, or a good book and a coffee in your own garden hideaway.

Practical touches tick every box - from the brand new remote double garage system (with warranty) to the 5000L water tank, fresh new carpet and underlay, NBN to the node, and TV points in every bedroom. You're all set for comfortable, connected living.

The location couldn't be handier. Take an easy stroll to Woolworths, childcare and local shops, or hop on a city-bound bus nearby. Other nearby amenities include:-

- 400m Woolworths + chemist / shops
- 450m Doolandella Early Learning Centre / Beccaria Place Park
- 550m MacDonalds / Doolandella Bakehouse / Doolandella Fish Depot
- 1.6km Serviceton South State School
- 2.1km Australian International Islamic College
- 2.6km St Johns Anglican College (Forest Lake)
- 3.3km Forest Lake Shopping Centre
- 3.4km Glenala State High School
- 5km Oxley Golf Club
- 19km Brisbane CBD

If you're ready for an easy move into a quality home that's all about comfort, entertaining and smart living, don't miss this one. Call Lynda Simpson today and see it for yourself - it must be sold!

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BDD Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
ABN 47 676 306 264 / 21 107 068 020



**LJ Hooker Property Partners**  
**07 3344 0288**

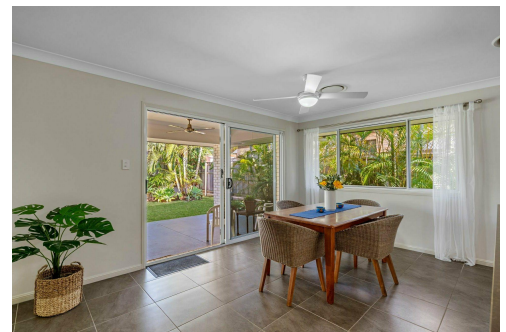
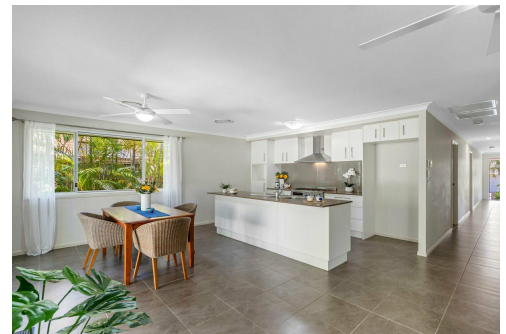
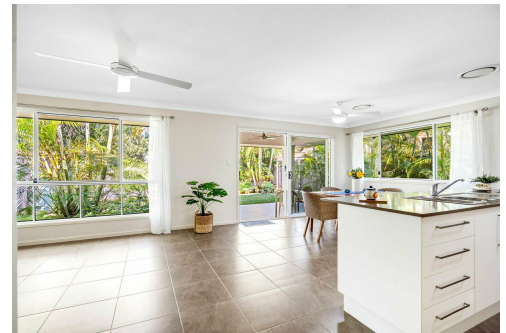
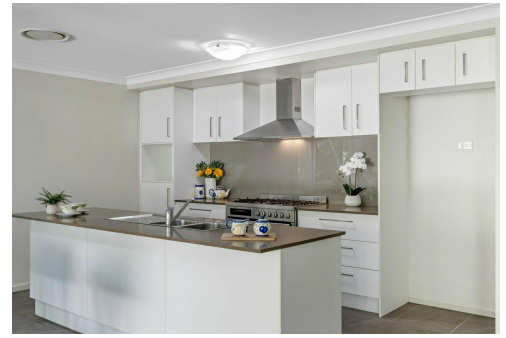
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## More About this Property

<b>Property ID</b>	B386F4R
<b>Property Type</b>	House
<b>Land Area</b>	416 m2
<b>Including</b>	Ensuite Air Conditioning Ducted Cooling Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Water Tank

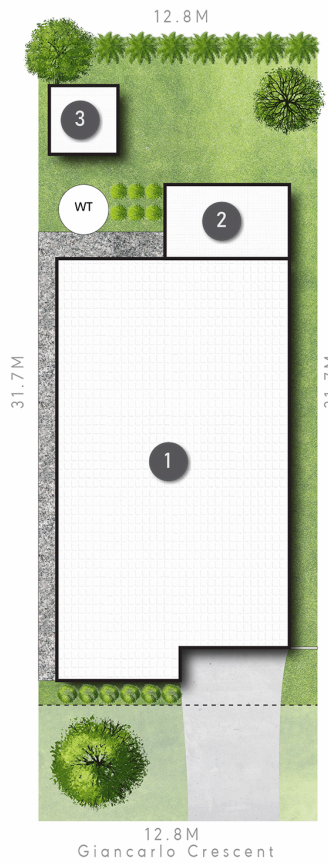
**Lynda Simpson 0424 279 188**  
Agent | [lyndasimpson@ljhpp.com.au](mailto:lyndasimpson@ljhpp.com.au)

**LJ Hooker Property Partners 07 3344 0288**  
25 Pinelands Road, SUNNYBANK HILLS QLD 4109  
[propertypartners.ljhooker.com.au](http://propertypartners.ljhooker.com.au) | [sunnybankhills@ljhpp.com.au](mailto:sunnybankhills@ljhpp.com.au)



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## LEGEND

- 1 RESIDENCE
- 2 PATIO
- 3 SHED



72 Giancarlo Crescent DOOLANDELLA

 4 | 
  2 | 
  2 | 
  173m<sup>2</sup> | 
  416m<sup>2</sup>

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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