







33/12 Luther James Close, Doolandella

SOLD BY SUNIL KUMAR AND MAYANK PATEL

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Positioned in a quiet and convenient pocket of Doolandella, this modern townhouse offers a stylish, low-maintenance lifestyle ideal for first home buyers, downsizers or investors. Featuring three bedrooms, two bathrooms and a secure single garage, it combines comfort, functionality and smart design.

The light-filled open-plan living and dining area forms the heart of the home, seamlessly connected to a sleek kitchen and opening out to a spacious private courtyard-perfect for relaxing or entertaining. Upstairs, all three bedrooms are generously sized, including a master with ensuite, along with a dedicated study and a well-appointed main bathroom. A third toilet downstairs adds extra convenience.

The contemporary kitchen is thoughtfully designed to combine style and functionality, featuring sleek cabinetry, quality appliances and ample bench space to cater to everyday living. Its practical layout ensures effortless meal preparation, while the abundance of storage keeps everything neatly organised. Overlooking the living area and with a seamless connection to the courtyard, this well-appointed kitchen is perfect for both casual family meals and entertaining

3 2 2

FOR SALE
SOLD BY SUNIL KUMAR & MAYANK PATEL

AGENTS
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AGENCY
LJ Hooker Property Partners
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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

guests.

Property Features: 3 bedrooms (master ensuite with walk-in robe,), Ducted Air condition, 2 bathrooms, open-plan living, modern kitchen and a fenced courtyard.

- 3 bedrooms; master with walk-in robe, carpeted floors, and security screens.
- Master bedroom with spacious ensuite
- Ducted Aircon along with ceiling fans
- Open plan living with tiled flooring
- Modern kitchen with plenty of cupboard space, and practical layout
- 2.7m high ceiling enhancing space, light, and overall comfort
- 6.6kW premium solar system with hybrid inverter for energy efficiency
- Keypad sensor alarm system providing added security and peace of mind
- Separate laundry for added practicality and convenience
- Fully fenced courtyard with covered patio
- Single remote lock-up garage
- Close to the new Woolworths, shops, schools, parks, and convenient

transport options

This home is located within the highly sought-after catchment areas of Serviceton South State School and Forest Lake State High School. Just minutes from parks, childcare centres, shopping precincts, and transport options, it offers the perfect blend of community lifestyle and convenience.

Buying | Selling | Renting I Investing - Contact your Doolandella's Suburb Specialist, Sunil Kumar on 0415378074 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 on 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.

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MORE DETAILS

Property ID	B4QXF4R
Property Type	Townhouse
Including	Ensuite
	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage
	Solar Panels











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GROUND FLOOR



FIRST FLOOR

Total Building Size: 160 m2

3 2 1

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The floor plan is to be used as a guide only,
dimensions are approximate,
furniture, layouts, and fixtures are not part of the final property.

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