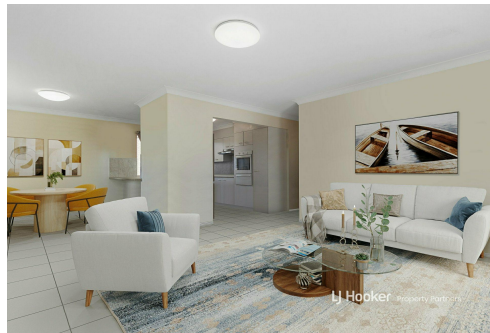
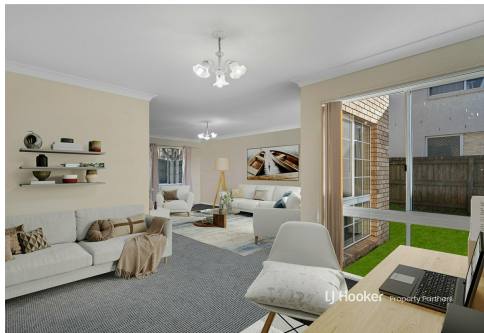




Drewvale, 9A Pepperina Place

Two-Storey - Walk to Stretton College Catchment, City Buses & ALDI

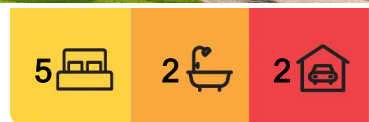
Embraced front, back and sides by lush lawns, this sprawling 2-storey brick residence in a quiet cul-de-sac cleverly separates its primary sleeping quarters from its bountiful social spaces - with 4 plush carpeted upstairs bedrooms complemented by a handy guest room below off an entry foyer that beckons visitors through to a free-flowing mix of formal and casual living zones.

Highlights:

- A/C in the carpeted formal lounge and adjoining study/media/gaming room
- Tiled open-plan family/dining room next to a functional kitchen with flair
- 4m long open-air patio off the living area overlooking a fenced play-friendly grassed yard
- Foot-friendly location - minutes to 130 city buses, Stretton College, ALDI, cafes & healthcare



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/B1Z8F4R

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LJ Hooker Property Partners
07 3344 0288

- 2 min drive to M2 & M6, 3 to Calamvale Marketplace, 8 to SBH Shoppingtown

Expansive full-height windows across both levels of this home - including a glorious arched treatment over the stairwell, ensure its spacious living is bathed in natural light through the day. It's a truly welcoming home in every way!

Heading up the driveway from the street, a path leads beside the secure double garage to a covered porch where a peek through the multi-panelled front window gives a glimpse of the carpeted formal lounge.

This room sits to the left of the tiled entry foyer - with a winding staircase to the upper level, and a passageway leading down to a large, tiled living and meals area at the back.

Air-conditioned for all-season comfort, the formal lounge is a wonderful spot for cosy evening gatherings with family or friends. This room has an adjoining study - or perhaps the latter space would work better for you as a media or games room. Social spaces are certainly in no short supply here, with a fantastic cook's kitchen overlooking a combined living/dining area that extends through screened sliders to an open-air patio and the lawned yard.

All-electric kitchen appliances, including a wall-mounted oven + grill, and a dishwasher, will delight the home chef and chief in charge of clean-up!

Elsewhere on the ground floor is a carpeted bedroom with a powder room beside it, a dedicated laundry with access to the drying court and clothesline, and a valuable understairs storeroom.

The staircase winds upstairs, where plush carpet runs through 4 bedrooms. Three of these have built-in robes and share a central bathroom with a shower and tub, while the master retreat has a walk-in wardrobe and an ensuite with a shower.

Not far from the edge of Karawatha Forest, this is a leafy southside location that lends itself to buyers looking for walking distance proximity to quality local schooling and shops. This home is literally about a 5-minute stroll to city-bound buses running regularly along nearby Illaweena St and the small shopping hub that houses ALDI, coffee shops, and a bunch of medical services. For other supermarket choices, it's just a short drive to Calamvale Marketplace or further up Beaudesert Rd to Calamvale Central/Sunnybank Hills Shoppingtown - and even less onto the Logan and Gateway Motorways.

Do yourself and your kids a favour - plan an inspection of 9A Pepperina Place ASAP.

PHOTOS ARE FOR ILLUSTRATIONS ONLY

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Sunnyvale Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
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More About this Property

Property ID	B1Z8F4R
Property Type	House
Land Area	450 m ²
Including	Air Conditioning

Jackson Chow 0435 998 468

Agent/Independent Contractor | jacksonchow@ljhpp.com.au

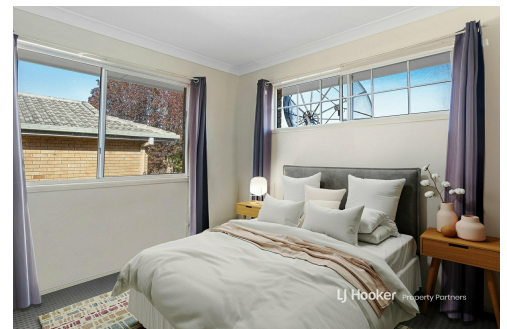
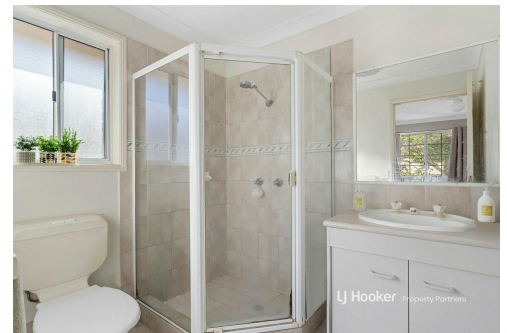
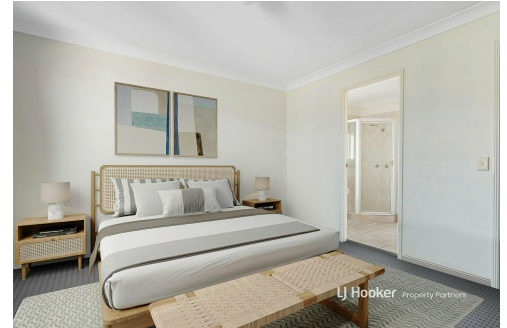
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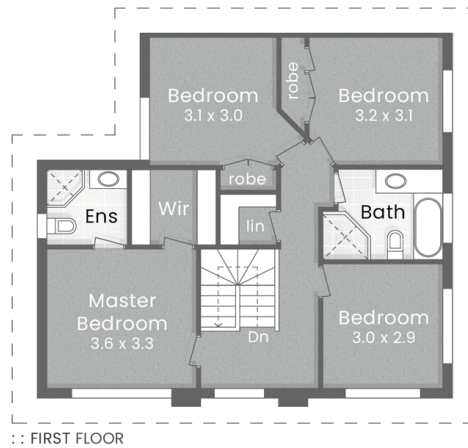
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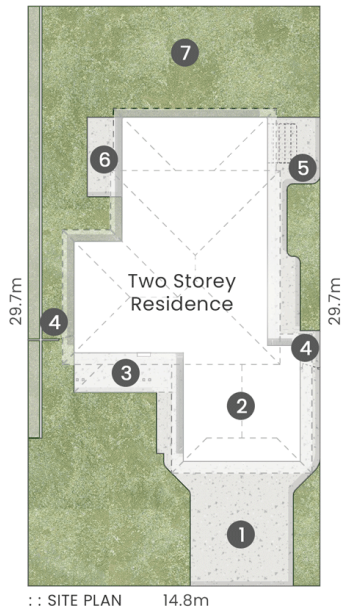
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LEGEND

1. Driveway Parking | 2. Double Garage
3. Entry Porch | 4. Side Access Gate
5. Drying Court | 6. Open-Air Patio
7. Fenced Grass Yard 14.8m



PEPPERINA PLACE

9A Pepperina Place DREWVALE

450m²

5 Bed + Study

2 Bath + Powder

2 Car + Off-Street

LJ Hooker

Property Partners

Internal 213m² | Entry Porch 11m² | Total 224m²
Open-Air Patio 7m²

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