



96 Guroman Drive, Greenbank

YOUR PERFECT FAMILY HOME IN EVERLEIGH

Welcome to this beautifully designed family home, perfectly positioned in the sought-after Everleigh Estate, Greenbank. Offering a spacious layout, modern finishes and thoughtful features throughout, this home is ideal for families looking for comfort, style and functionality.

As you step inside, you are welcomed by tall doors and impressive 2.59-metre-high ceilings, creating a wonderful sense of space throughout the home. The thoughtfully designed floor plan offers excellent separation, with the master bedroom privately positioned at the front of the home, separate from the remaining three bedrooms.

The master suite features a walk-in robe and private ensuite, while the other three spacious bedrooms are positioned separately and each includes a built-in robe.

At the heart of the home is the stylish kitchen, featuring a gas cooktop and generous walk-in pantry. Overlooking the spacious open-plan living and dining area, the kitchen creates the perfect central hub for everyday family living and entertaining.

4 2 2

FOR SALE
NEW PRICE - \$975,000 PLUS

VIEW
Thu 24th Sep @ 4:45PM - 5:05PM

AGENTS
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AGENCY
LJ Hooker Property Partners
07 3344 0288

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

For additional entertainment and relaxation, the separate media room provides the ideal space for family movie nights, while the study nook offers a convenient area for working or studying from home.

The main bathroom is well appointed and includes a bathtub, while the practical laundry features side access and linen storage for added convenience.

Enjoy year-round comfort with ducted air-conditioning and ceiling fans, while the combination of hybrid flooring and carpeted bedrooms adds warmth and practicality.

The living space flows seamlessly outdoors to the covered outdoor entertaining area, providing the perfect setting for family gatherings, weekend BBQs or relaxing with friends.

Adding to the home's modern appeal and energy efficiency is a 10kW solar system and EV charger, catering perfectly to today's lifestyle needs.

Completing the property is a double garage, providing secure parking and additional storage.

PROPERTY FEATURES

- 4 bedrooms
- Master bedroom with walk-in robe and ensuite
- Built-in robes to all 3 additional bedrooms
- 2 bathrooms
- Main bathroom with bathtub
- Modern kitchen with gas cooktop
- Walk-in pantry
- Open-plan living and dining
- Separate media room
- Study nook
- 10kW solar system
- EV charger
- Ducted air-conditioning
- Ceiling fans
- Tall doors
- 2.59m high ceilings
- Covered outdoor entertaining area
- Laundry with side access

LOCATION FEATURES

- 3 minutes to Everleigh Park
- 5 minutes to Everleigh State School, with the property located within the school's catchment
- " 6 minutes to Greenbank Shopping Centre and Woolworths
- " 7 minutes to The EVE Café & Bar
- 12 minutes to Grand Plaza Shopping Centre
- 15 minutes to Orion Springfield Central
- 15 minutes to Springfield Central Train Station
- Approximately 15 minutes to Mater Private Hospital Springfield
- Convenient access to major arterial roads, providing easy connectivity to Greenbank, Springfield and surrounding suburbs

Positioned within Everleigh Estate, Greenbank, this impressive home combines modern design, practical family living and excellent separation of spaces, making it a fantastic opportunity for families seeking a contemporary lifestyle.

Don't miss out on this opportunity to own your dream home in the prestigious suburb of Greenbank. Contact Mayank Patel on 0430 402 866 today for your exclusive tour.

Disclaimer: This property is being sold without a price; the website

may have filtered the property into a price bracket for website functionality purposes.

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	B55KF4R
Property Type	House
House Size	210 m2
Land Area	375 m2
Including	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

Mayank Patel 0430 402 866

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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 : 210 sqm

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