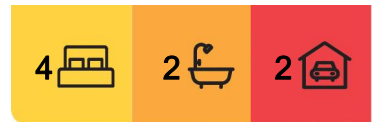


## Pallara, 10 Loupos Street

SOLD BY KEVIN AHN & SIENNA KIM



A Jordan Home constructed by AusBuild, this double-storey masterpiece offers the pinnacle of luxury family living, set in a private pocket of Pallara's newest estate - 'Prominence The Grange'.

- Beautifully designed and built barely one year prior, with a spacious family-focused floorplan
- Grand open plan living below with extra study, separate media room, and powder room
- Luxury four-bedroom haven above with bonus media retreat and massive master suite
- Ducted cooling throughout, stunning bathrooms, and chic kitchen with butler's pantry
- AI fresco entertaining, flat yard, tidy lawns, veggie patch, and solar - atop generous 472sqm!
- Mostly owner-occupied neighbourhood - this home included! Peaceful pocket surrounded by nature reserve

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B2UVF4R](http://ljhooker.com.au/B2UVF4R)

**Contact**  
**Kevin Ahn**  
0400 098 188  
kevinahn@ljhsbh.com.au  
**Sienna Kim**  
0477 735 068  
siennakim@ljhpp.com.au



**LJ Hooker Property Partners**  
07 3344 0288

**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.

As word spreads of the new Pallara shopping centre, these stunning modern builds are becoming increasingly harder to snatch up! Looking to open early this year with a brand-new Coles and a whole range of amenities, this bustling pocket will bring even more convenience to your doorstep.

- 1.2 km to bus stop
- 1.6 km to Sweets Road Park
- 2.2 km to Brookbent Road Park and Dog Park
- 2.4 km to upcoming Pallara shopping centre (estimated opening early 2025)
- 3 km to Pallara State School
- 4.9 km to M2 entrance (Logan Motorway)
- 5.9 km to Forest Lake State High School

Meet the modern white picket fence: a mixed-material facade creates an alluring and stylish street presence for this contemporary two-storey, with only lowsets in the immediate vicinity adding to the grandeur. A flat front lawn offers effortless upkeep, with a wide driveway, remote double garage, and wide side access perfect for trailer or caravan parking: practicality meets perfection!

Inside, ducted cooling, tall ceilings, and LED downlights build on the elegant first impression. Beautiful warm-tone timber floors sweep through the lower level, past the separate media room at the left and down to the open plan living zone at the back, complemented by the natural light spilling in through the surrounding tall windows.

The living and dining rooms sit at each side of the exemplary kitchen, with a floating island perfect for entertaining. Crisp white cabinetry and benchtops are accented by the chic stainless-steel appliances and accents, including the massive gas stove, rangehood, and gooseneck tapware.

Best of all, the butler's pantry sits to the side of the extra-wide fridge cavity, with plenty of room to keep all your benchtop gadgets out of sight, plus access to the laundry and external clothesline to make sure your chores are ticked off with ease!

Sliding doors open from the living room to the fan-cooled patio, with LED lighting for comfortable al fresco dining from day to night! Entertain in peace and privacy with no other double-storey homes in your direct vicinity blocking your views and sunshine. Plus, the kids and pets can run amok in the spacious back lawn, flat for fuss-free upkeep, with a blossoming veggie patch for those with a green thumb and a hankering for crispy fresh lettuce!

Everything has been considered in this family-focused floorplan, with a powder room, separate study or home office, and heaps of storage finishing off the lower level.

At the top of the rich timber staircase, with its built-in lighting along the wall under the banister for further peace of mind, awaits the upstairs living retreat. When friends come to visit, the kids can cosy up to a movie in utter comfort while you enjoy a late-night chatting away with other grownups!

When it's finally time for bed, the master suite will have you swooning. The massive bedroom is accompanied by an exquisitely designed private bathroom (almost as big as



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

**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.

the bedroom itself!) and a huge walk-in dressing room/wardrobe. Floor to ceiling wall tiles, a dual sink floating vanity, dual-head glass-door shower, and sophisticated standing tub each share focus in this gorgeous ensuite.

The other three bedrooms are all well-sized with more timber floors, built-in wardrobes, LED lights and ducted cooling, each serviced by the family bathroom. Another beautifully designed space, this bathroom is also equipped with floor to ceiling wall tiles, a separate bathtub, glass-door shower, and individually housed toilet for added convenience - with even more linen storage right outside!

The pinnacle of luxurious living, set your family up for a lifetime of blissful memories made in the burgeoning Pallara pocket. Call Team Kevin Ahn today.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

Sunday & Summer Property Specialists Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
ABN 56 653 127 701 / 21 107 068 020

## More About this Property

|                      |  |
|----------------------|--|
| <b>Property ID</b>   | B2UVF4R  |
| <b>Property Type</b> | House  |
| <b>Land Area</b>     | 472 m2   |
| <b>Including</b>     | Study<br>Air Conditioning<br>Ducted Cooling<br>Ducted Heating<br>Toilets (3)<br>Balcony<br>Dishwasher<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced<br>Remote Garage<br>Solar Panels |

### Kevin Ahn 0400 098 188

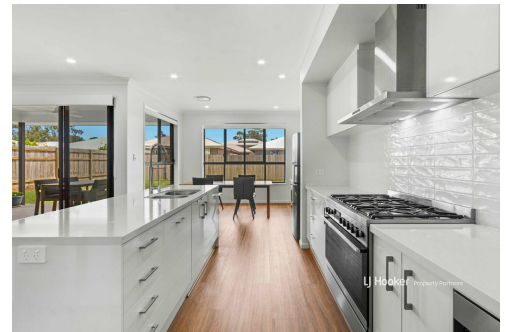
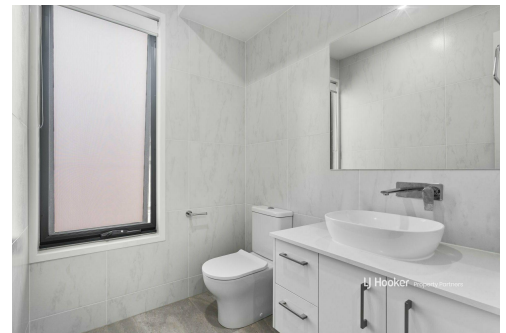
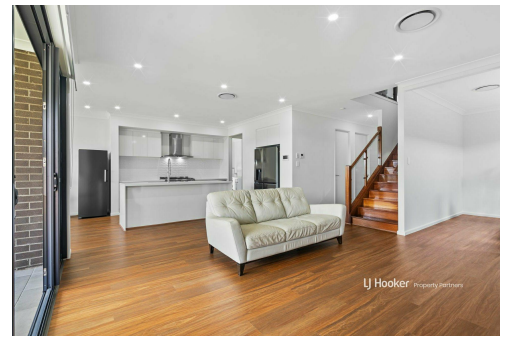
Agent/Independent Contractor | kevinahn@ljhsbh.com.au

### Sienna Kim 0477 735 068

Agent with Kevin Ahn | siennakim@ljhpp.com.au

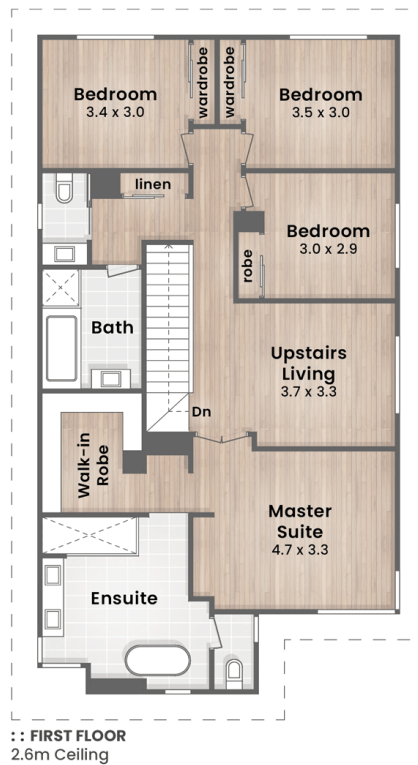
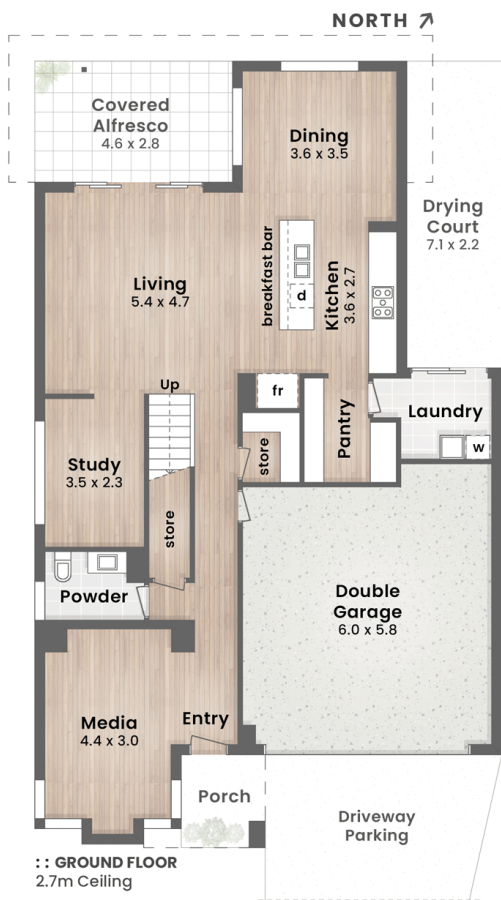
### LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109  
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au

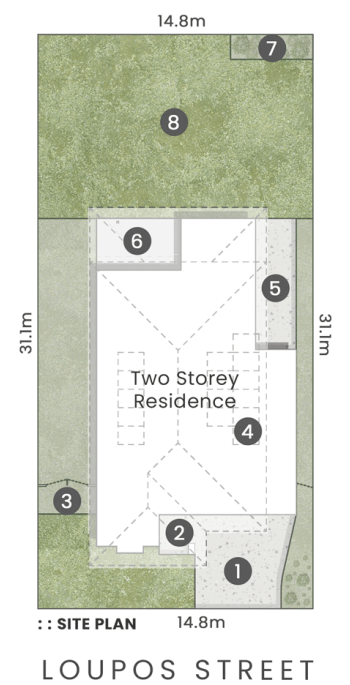


**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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



- LEGEND**
- 1. Driveway Parking
  - 2. Entry Porch
  - 3. Side Access Gate (3.2m Wide)
  - 4. PV Solar Panels
  - 5. Drying Court
  - 6. Covered Alfresco
  - 7. Veggie Garden
  - 8. Fenced Grass Yard



# LJ Hooker

Property Partners

10 Loupos Street  
**PALLARA**

Internal 268m<sup>2</sup> | Alfresco & Porch 17m<sup>2</sup> | **Total 285m<sup>2</sup>**

472m<sup>2</sup>   4 Bed + Media + Study   2 Bath + Powder   2 Car + Off-Street

DISCLAIMER: This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of Pure Design Concepts. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken of building design. Find out more at [puredesignconcepts.com.au](http://puredesignconcepts.com.au)