







103 Ponting Circuit, Pallara

UNDER CONTRACT BY MAYANK PATEL 0430 402 866

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A showcase of modern family living, this beautifully crafted single level residence delivers approximately 275m2 of internal space, premium upgrades throughout, and a seamless indoor-outdoor flow designed for comfort, functionality and effortless entertaining. Only 6 years old and owned by the original owners, the home sits proudly on a fully fenced 532m2 allotment in one of Pallara's most desirable pockets.

Stepping through the extra wide front door, you're welcomed into a wide, tiled entry hall that immediately reveals the home's generous proportions. Two well appointed bedrooms sit at the front of the home, each featuring plush carpet, built in robes, ducted air conditioning and ceiling fans, ideal for children, guests or a home office.

The oversized double garage offers exceptional practicality with deep custom cabinetry (0.8m deep, 2.7m tall, 5.6m long), marine carpet, the solar inverter, security monitor and convenient rear access.

Further inside, the main bathroom showcases floor to ceiling tiles, a freestanding bathtub, separate shower, shower niche, rimless toilet, heated towel rail and a clever fold away tap. A separate powder room

5 2 2

FOR SALE
SUCCESSFULLY NEGOTIATED

VIEW
By Appointment

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AGENCY
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and a spacious laundry with extensive cabinetry and a 2.54m bench enhance everyday convenience. Another carpeted bedroom sits nearby, perfectly positioned for family living.

The home then opens into an expansive open plan kitchen, living and dining zone -- the true heart of the residence. The designer kitchen features stone benchtops, a 900mm freestanding gas stove, island bench with uninterrupted prep space, and an oversized walk in pantry with custom cabinetry and a stone preparation area. The living and dining space is bright and welcoming, enhanced by ducted air conditioning, ceiling fans and a remote controlled skylight.

A dedicated cinema room elevates the entertainment experience with raised platform seating, a starry night ceiling, built in entertainment unit, bar fridge, sound bar and an 86" Sony Bravia TV with Fetch box and Blu ray player -- a true luxury retreat.

Towards the rear of the home, another bedroom sits adjacent to the king sized master suite, a private sanctuary featuring plush carpet, casement blinds, ducted air conditioning, ceiling fan, his and hers walk in robes and a premium ensuite with double vanity, dual rain head showers, heat lamp/fan and floor to ceiling tiles.

Sliding doors from the living area open to the undercover alfresco, tiled throughout and equipped with ceiling mounted speakers, outdoor power points, a folding TV with built in DVD player and a wind down blind. The alfresco flows directly to the 6m x 5m heated inground pool, complete with glass fencing, cabana/pool pavilion, robotic cleaner, pool cover and a recently replaced chlorinator (January 2025).

A separate grassy area provides space for children or pets, while the dedicated BBQ area along the side of the home enhances outdoor entertaining.

Professionally landscaped gardens, quality paving, artificial turf, wooden storage benches, a clothesline privacy screen and a storage shed complete the outdoor offering.

This residence delivers a seamless flow, premium inclusions and a resort style outdoor experience -- perfect for families, entertainers and multigenerational living.

PREMIUM FEATURES & INCLUSIONS:
- 5 spacious bedrooms with BIRs, ducted air conditioning & ceiling fans
- 2 luxurious bathrooms + guest powder room
- Main bathroom with a freestanding bathtub, separate shower, heated towel rail & fold away tap
- Ensuite with double vanity, dual rain head showers, heat lamp/fan
- Expansive open plan kitchen, living & dining
- Designer kitchen with stone benchtops, island bench & 900mm gas stove
- Oversized walk in pantry with custom cabinetry & stone prep area
- Dedicated cinema room with raised seating, star ceiling, bar fridge & premium AV
- Multi room indoor/outdoor sound system
- Remote controlled skylight

OUTDOOR FEATURES
- Covered alfresco with folding TV, DVD player & outdoor blind
- 6m x 5m heated inground pool with cabana/pool pavilion
- Robotic pool cleaner + pool cover
- Glass pool fencing with Enduro shield coating
- Separate grassy play area
- Side BBQ zone
- Watering system to front lawn

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- Storage shed

ENERGY EFFICIENCY & COMFORT
- Near new (2025) ducted air conditioning with MyAir tablet
- Ceiling fans throughout
- Thermal window tinting
- Double insulated ceiling (R7) with solar whirlybirds
- 13.2kW solar array + 12kW battery storage

SECURITY & PRACTICALITY
- Keyless digital front door lock & oversized security screen door
- Security camera system with 6 cameras + garage monitor
- Intruder detection alarm system
- Oversized double garage with deep storage cabinetry & marine carpet
- Gutter guard

EVERYDAY CONVENIENCE IN A CONNECTED LOCATION
Ideally placed for ease of living, this address keeps schools, childcare, shopping, parks, transport options and major arterial roads all within convenient reach, making daily routines simple and weekends effortlessly enjoyable.

" Moments from local parks, green spaces and playgrounds
" Just minutes to Pallara Shopping Village with Coles, cafés, medical services and specialty stores
- Well positioned near reputable schools and childcare options
- Easy connections to Forest Lake, Calamvale and Sunnybank shopping and dining destinations
- Quick access to the Logan and Ipswich Motorways for citywide travel
- Approximately 30-35 minutes from Brisbane CBD

With its resort-style poolside setting, premium entertaining zones and beautifully upgraded interiors, this exceptional Pallara residence delivers the feeling of a private family retreat while keeping everyday convenience close at hand.

Homes of this calibre are rarely offered, arrange your inspection and discover the resort-style lifestyle waiting here.

Buying | Selling | Renting Contact your Pallara & Heathwood #1 Resident Agent & Suburb Specialist, Mayank Patel today for all your property needs on 0430402866 or organise private inspection.

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 may have also used virtual furniture & grass on the photos.

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MORE DETAILS

Property ID	B57NF4R
Property Type	House
House Size	275 m2
Land Area	532 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Pool
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels











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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 : 275 sqm

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