



13 Cornwall Street, Pallara

AN OVERSEAS MOVE IS ON THE HORIZON.

The owners are preparing for a permanent move overseas and require the property to be sold before relocating. Their timeline is defined and their plans are already underway.

The Perfect Family Home With A Private Backyard Oasis
Step into a home where comfort, functionality and outdoor living come together beautifully. This impressive four-bedroom, two-bathroom single-storey residence offers generous living spaces, premium inclusions and an exceptional backyard lifestyle, making it an ideal choice for families seeking a home that is ready to enjoy.

At the heart of the home is a spacious open-plan living and dining area, and a dedicated media room. The stylish kitchen is designed for everyday family living and entertaining, featuring a stainless-steel free-standing dual-fuel five-burner cooker, ample cabinetry and a walk-in pantry.

The master suite provides a peaceful retreat, complete with a walk-in robe and private ensuite, while the remaining three bedrooms feature built-in robes. Quality tiled flooring flows through the main living areas, complemented by carpeted bedrooms for added warmth and

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FOR SALE

NEW PRICE NOW \$1,120,000 PLUS

VIEW

Sat 26th Sep @ 11:00AM - 11:30AM

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Interested parties must rely solely on their own enquiries.



practicality.

Ducted air-conditioning with convenient app control, including the garage, ensures the home remains pleasant throughout the seasons, while ceiling fans throughout the home and alfresco area provide additional airflow. Tinted windows and full block-out blinds enhance privacy and create a relaxed atmosphere throughout.

The home continues to impress outdoors with a large approximately 30m² covered alfresco area featuring an insulated patio roof, creating the perfect space for entertaining or relaxing with family. The beautifully finished backyard includes new artificial grass, Colourbond fencing, gated access on two sides, a dedicated children's chalkboard, shed and the spectacular 4.5m x 2.3m Cascade Swim Spa, complete with swim jets and massage functions. (Please note that a safety certificate will not be provided for the swim spa.)

The garage has been thoughtfully upgraded with an insulated B&D garage door with app control, epoxy flooring and extensive shelving, providing excellent storage and functionality. Additional features include solar panels with a battery-ready inverter, solar-powered whirlybirds, a complete home water filtration system providing filtered water throughout the home, Foxtel and NBN connectivity, gas connection, security screens and a comprehensive ADT back-to-base security alarm system.

PROPERTY HIGHLIGHTS

- Four spacious bedrooms
- Two bathrooms
- Double lock-up garage
- Open-plan living and dining
- Dedicated media room
- Modern kitchen with walk-in pantry
- Stainless-steel freestanding dual-fuel five-burner cooker
- Master bedroom with walk-in robe and ensuite
- Built-in robes to all remaining bedrooms
- Tiled living areas with carpeted bedrooms
- Ducted air-conditioning with app control
- Ceiling fans throughout, including alfresco
- Laundry with side access and linen storage
- Approximately 30m² covered alfresco with insulated patio roof
- Fully Colourbond fencing
- 4.5m x 2.3m Cascade Swim Spa with swim jets and massage functions, valued at approximately \$20,000. (Please note that a safety certificate will not be provided for the swim spa.)
- Backyard shed
- Solar panels with battery-ready inverter
- Tinted windows
- Full block-out blinds throughout
- ADT back-to-base security alarm
- Insulated B&D garage door with app control
- Complete home water filtration system
- Walking distance to Pallara State School, childcare centres and public transport with direct access to the city.

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

Disclaimer: This property is being sold without a price; the website may have filtered the property into a price bracket for website functionality purposes.

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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	B56PF4R
Property Type	House
House Size	225 m2
Land Area	402 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Spa
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	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: 225 sqm

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