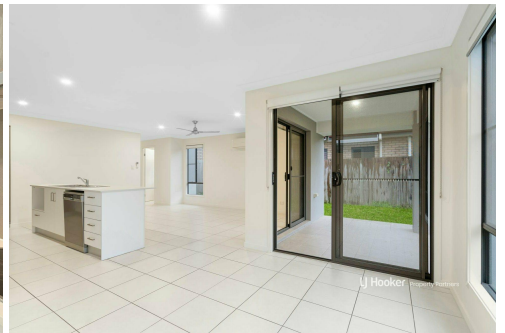
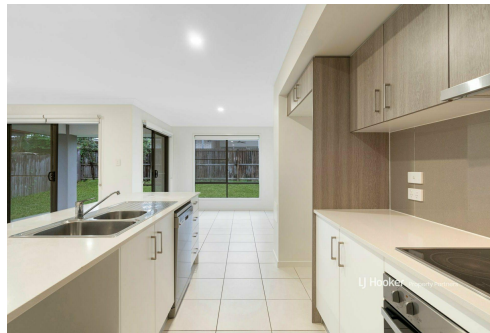




LJ Hooker Property Partners



## Pallara, 27 Koel Street

SOLD BY SERGIO CHEN & KEVIN AHN

THIS PROPERTY MUST BE SOLD DUE TO OWNER'S CHANGES IN CIRCUMSTANCES.  
INSPECT THE PROPERTY NOW!

Located in a prime Pallara pocket, with a soon-completed shopping centre within walking distance, this beautiful family haven offers ample opportunity for both investors and those looking for a convenient transition into their next home.

- Double-storey home perfect for growing families - four bedrooms plus separate study nook
- Easy entertaining downstairs in the open plan living area with a powder room
- Covered patio looks to the low maintenance grass lawn for kids and pets to enjoy
- Fantastic family-friendly location near parks, buses, and upcoming shopping centre
- Flexible tenants that are happy to accompany new buyer's requests



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B27CF4R](http://ljhooker.com.au/B27CF4R)

**Contact**  
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**Kevin Ahn**  
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**LJ Hooker Property Partners**  
07 3344 0288

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Truly one of Pallara's favourite pockets, the Stockland Estate is a coveted locale for families, with its quiet, leafy streets and easy access to everything this burgeoning suburb has on offer.

- 250 m to Pallara Central Park
- 350 m to bus stop
- 450 m to childcare
- 400 m to upcoming shopping centre (estimated completed by 2025)
- 550 m to Brookbent Park and Dog Park
- 3.8 km to Pallara State School
- 3.8 km to IGA Acacia Ridge
- 4.6 km to Heathwood eateries
- 5.4 km to Glenala State High School
- 6.2 km to Calamvale Central and Sunnybank Hills Shoppingtown
- 6.6 km to Forest Lake Shopping Centre

As one of the few two-storey residences on the street, Number 27 exudes an enticing, grand presence. Green lawns and leafy foliage surround this serene picture, with a driveway leading to the contemporary facade and double garage.

Inside, the staircase and long hall lead to the two separate zones within, with plenty of under-stair storage making the most of the space.

The lower level offers a relaxed layout perfect for cosying up on the couch or hosting loved ones for a night of celebrations. A crisp air-conditioning unit is accompanied by LED lights, a ceiling fan, and bays of sliding doors and tall windows - combining to create the perfect climate-controlled yet bright and airy atmosphere.

A gleaming white benchtop adorns the dining island in the kitchen, surrounded by a suite of timber-look and white cabinetry for plenty of practical storage. Electric appliances also allow for easy meal-prep and a fuss-free lifestyle.

Two sets of sliding doors allow access to the covered back patio, looking out to the grassy lawns enclosed in tall fences for extra privacy and peace of mind.

The sleeping quarters have been considerately composed on the upper level of this lovely home so tired tots can enjoy an uninterrupted slumber. All four bedrooms feature built-in wardrobes and ceiling fans, with the master suite enjoying air-conditioning, tall north-facing windows, a walk-in robe, and personal ensuite.

Upstairs, you will also find the family bathroom, a separately housed toilet, a built-in study nook, and extra linen storage - everything has truly been considered in this clever layout!

With the huge flexibility of the tenants, this property is a no-brainer - whether you are looking to continue earning great returns or give your family plenty of time to prep for an end-of-year move. Call Sergio Chen and Team Kevin Ahn today to prepare for the upcoming auction!

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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>	B27CF4R
<b>Property Type</b>	House
<b>Land Area</b>	313 m2
<b>Including</b>	Air Conditioning

**Sergio Chen 0434 850 418**

Agent with Kevin Ahn | [sergiochen@ljhpp.com.au](mailto:sergiochen@ljhpp.com.au)

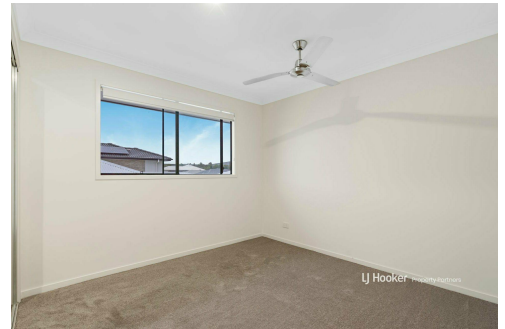
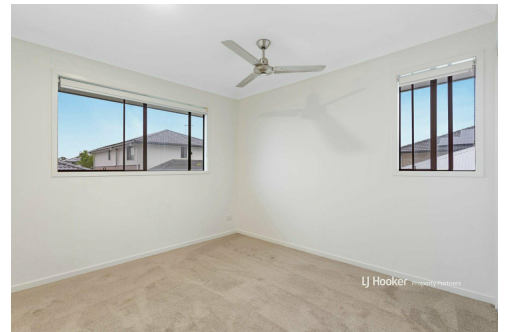
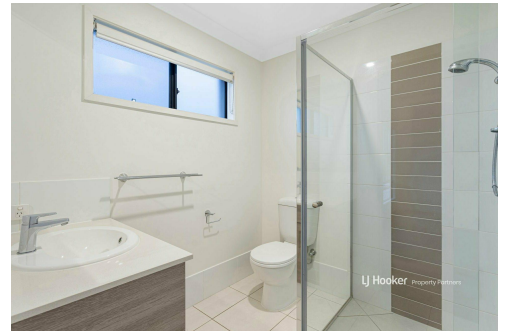
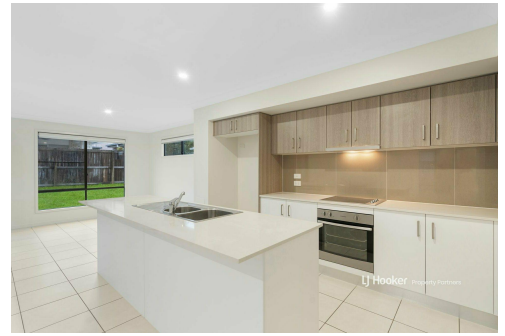
**Kevin Ahn 0400 098 188**

Agent/Independent Contractor | [kevinahn@ljhsbh.com.au](mailto:kevinahn@ljhsbh.com.au)

**LJ Hooker Property Partners 07 3344 0288**

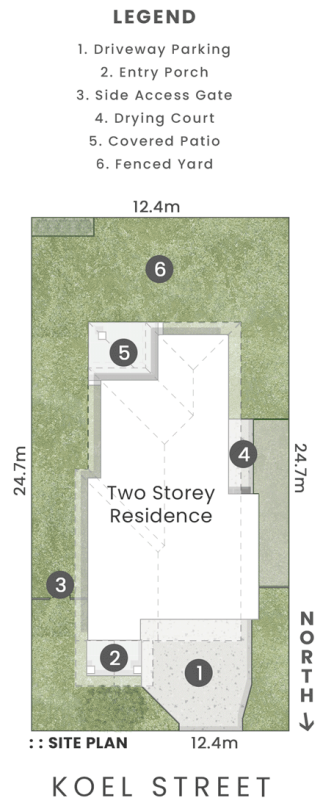
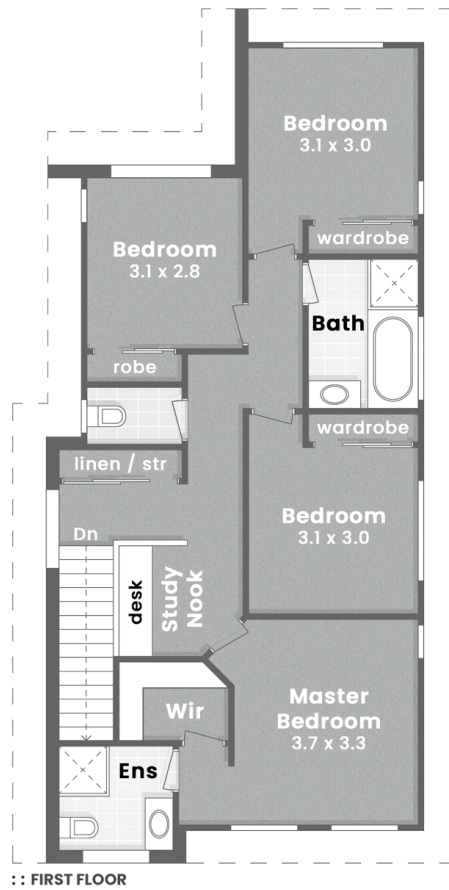
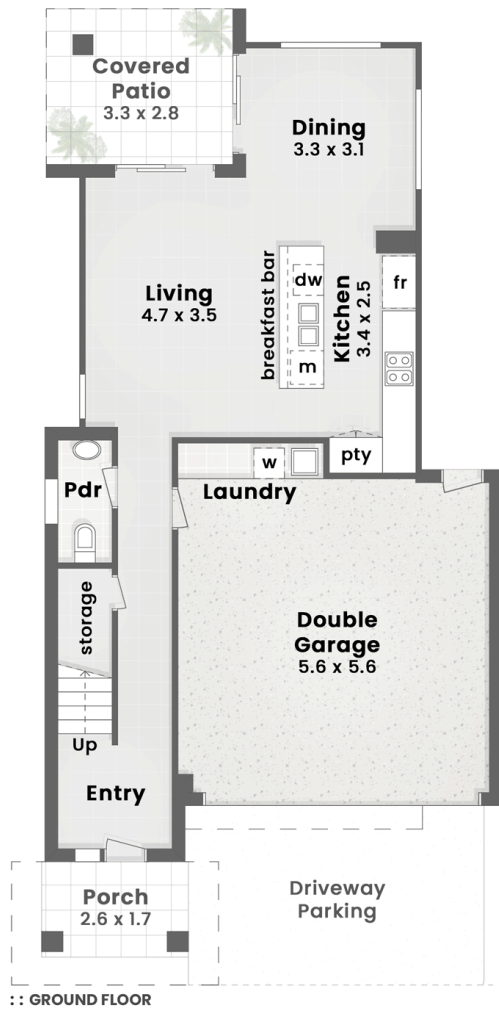
25 Pinelands Road, SUNNYBANK HILLS QLD 4109

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27 Koel Street  
**PALLARA**

Internal 176m<sup>2</sup> | Patio & Porch 14m<sup>2</sup> | **Total 190m<sup>2</sup>**

313m<sup>2</sup>

4 Bed + Study Nook

2 Bath + Powder

2 Car + Off-Street

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**pdc.**

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