

Pallara, 27 Kraft Road

SOLD BY SERGIO CHEN & KEVIN AHN

ONE OF A KIND OPPORTUNITY - PRICED TO SELL!

Sold as vacant possession, act as you please! Either move in straight away or get new tenants in for a generous return each week.

Owner's have given clear instruction that this property MUST BE SOLD! Please do not hesitate to submit your offer!

Perched in the heart of Pallara, this beautiful home was constructed only two years ago, creating a haven of comfortable and convenient family living. The tenants have taken care of the property caringly but it is time for them to move on to the next steps of their lives. They are sad to go but this means you have the option to decide if you'll pocket the investment or move your own family in - it's a win-win!



For Sale
Please Call

View
ljhooker.com.au/B2AUF4R

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LJ Hooker Property Partners
07 3344 0288

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- 2-years-young, constructed by NCL Homes with a 4-bed, 2.5-bath layout for optimum family convenience
- Modern two-storey on a low-maintenance 300 sqm block: maximising space, minimising effort
- Open-plan living: dual sliders opening onto the covered patio, plus luxe kitchen with WIP and gas stove
- Secluded sleeping sanctuary with bonus upstairs rumpus and built-in study desk
- Fantastic location near parks, buses, schools, and soon-constructed shopping centre

Surrounded by new homes and lush greenery, this fresh-faced neighbourhood is a prime place for growing families looking for a low-fuss lifestyle.

- 300 m to bus stop
- 750 m to Sweets Road Park
- 1.1 km to Brookbent Road Park
- 1.5 km to upcoming shopping centre (estimated opening 2025)
- 2.2 km to Pallara State School
- 2.9 km to Heathwood eateries
- 4.8 km to Forest Lake Shopping Centre
- 4.9 km to Forest Lake State High School

Extra-wide streets and neighbouring parklands across the road all add to the alluring street appeal of this modern two-storey home. Simple garden beds and grass lawns are the low-maintenance homeowner's delight, while also a perfect canvas for any gardeners to bring their landscaping dreams to life! A double garage offers secure parking for both family cars, with a little extra space in the driveway (and on those wide streets) for visitors.

Head inside and down the tiled hallway to the open plan entertaining zone, with tall ceilings, plenty of extra built-in storage, and a nifty powder room by the laundry - every convenience has been considered!

The kitchen acts as the central hub, looking to the dining and living spaces from the large dining island. Both areas have separate sliding doors which open to the covered patio for effortless indoor-outdoor entertaining.

Catering for friends and family will be an absolute breeze, as this luxe kitchen offers a walk-in pantry, rows of cabinetry, a gas cooktop and oven below, dual stainless-steel sinks, white benchtops, and a sleek tiled backsplash behind. The pale timber-look cabinetry brightens this space further, complimenting the calming neutral tones found throughout this contemporary home.

Plenty of natural light spills in through the tall sliders and windows while LED downlights amp up the evening's ambiance. The ceiling fan and air-conditioning unit circulate the cool air within to keep guests comfortable year-round.

Out the back, tall fences offer added privacy and peace of mind so kids and pets can play safely in the sunshine.

The considerably designed layout has allowed for a clear separation between entertaining and sleeping, with all four carpeted bedrooms upstairs and away from the hustle and



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bustle below. Not to mention, there is an additional rumpus space at the top of the stairs, so the kids can set up in front of a movie while the grown-ups gather and gab below.

The master bedroom is accompanied by a walk-in wardrobe, air-conditioning unit, and private ensuite with dual sinks. Each of the other three bedrooms have built-in wardrobes, ceiling fans, and are serviced by the family bathroom with a separate bathtub, glass-door shower, and individually housed toilet.

Everything has been considered in this fabulous family home, so the only thing left for you to decide is if you'll move on in or add it to your portfolio! Don't miss out - call Sergio Chen and Team Kevin Ahn today.

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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

Property ID	B2AUF4R
Property Type	House
Land Area	300 m ²
Including	Ensuite Air Conditioning Toilets (3) Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

Sergio Chen 0434 850 418

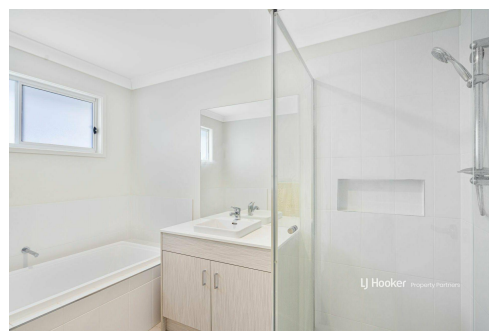
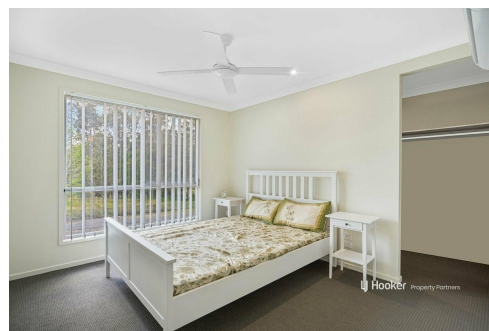
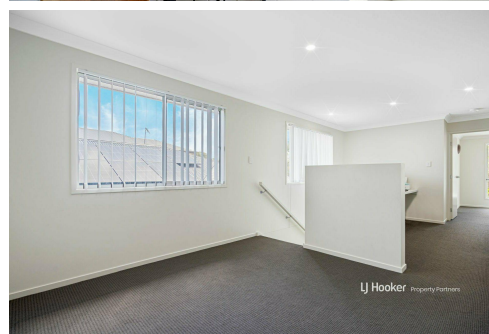
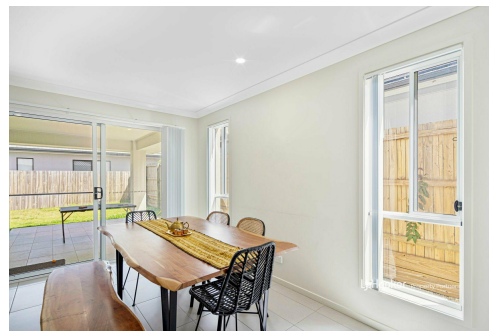
Agent with Kevin Ahn | sergiochen@ljhpp.com.au

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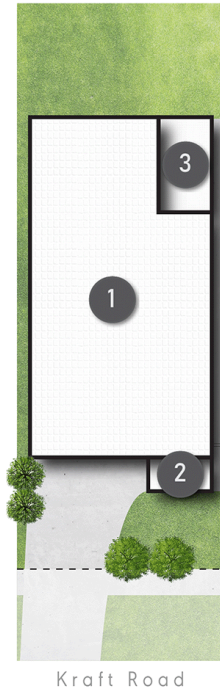
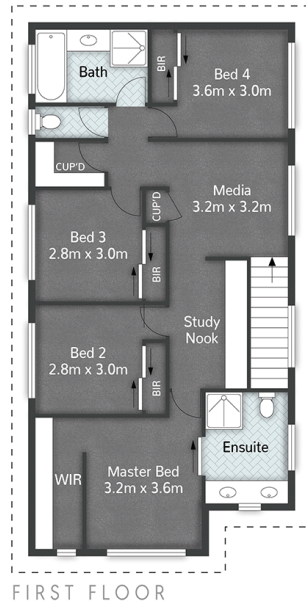
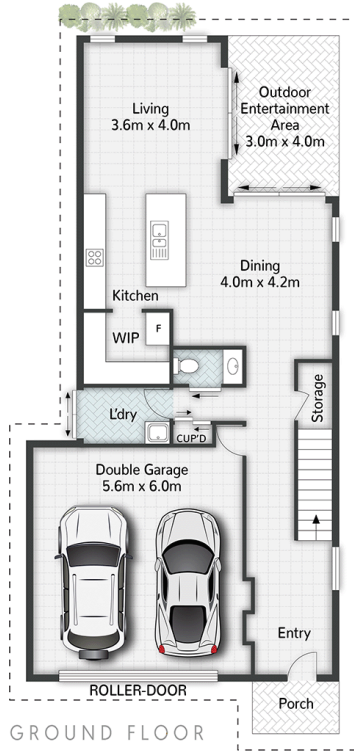
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LEGEND

- 1 RESIDENCE
- 2 PORCH
- 3 OUTDOOR ENTERTAINMENT



27 Kraft Road PALLARA

4 | 2 | 2 | 235m²

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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