



30 Harper Street, Pallara

## SPACE, STYLE & COMFORT COMBINED

EOI CLOSED BY 13TH APRIL @4PM UNLESS SOLD PRIOR  
BEST OFFER WITH BEST TERMS  
(Seller have rights to take offer before end date.)

This beautifully designed home delivers the perfect blend of space, style, and functionality, ideal for modern family living and effortless entertaining. Boasting four generous bedrooms plus a versatile fifth room that can be used as a media room or additional bedroom, this residence offers flexibility to suit your lifestyle.

At the heart of the home is a light-filled open-plan living and dining area, enhanced by high ceilings and tall doors that create a wonderful sense of space and natural flow. The seamless layout connects perfectly to the outdoor covered patio, making it ideal for entertaining or relaxing year-round.

The well-appointed kitchen combines practicality with contemporary design, featuring a butler's pantry for extra storage and organisation, as well as a stylish splashback window that brings in natural light. Adjacent to the kitchen, the functional laundry with access to the backyard for added convenience.

4  2  2 

**FOR SALE**  
EXPRESSION OF INTEREST

**VIEW**  
By Appointment

**AGENCY**  
LJ Hooker Property Partners - Forest  
Lake  
(07) 3372 0400

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**

The master bedroom is a true private retreat, complete with a walk-in robe, a dedicated dresser corner, and a luxurious ensuite featuring a stunning freestanding bathtub. It also enjoys direct access to the backyard, enhancing the indoor-outdoor lifestyle. The home is further serviced by a stylish second bathroom, complete with quality finishes and a bathtub, ideal for family living. The remaining bedrooms are all generously sized with built-in robes, while soft carpets add warmth and comfort to each room.

Designed for comfort throughout the seasons, the home includes ducted air conditioning and ceiling fans, while elegant porcelain tiles in the main living areas ensure durability and easy maintenance. Additional features include a walk-in linen cupboard and a convenient powder room, enhancing everyday functionality and practicality.

Step outside to a covered patio area, perfect for entertaining family and friends or simply relaxing while overlooking the backyard. This outdoor space extends the living area and is ideal for year-round use.

Property Features: 4 bedrooms, 2 bathrooms, plus powder room, double garage, open-plan living and dining, high ceilings, porcelain tiles, ducted air conditioning, master with walk-in robe and ensuite, walk-in pantry, covered patio.

- 4 spacious bedrooms plus 5th room (media or bedroom)
- 2 modern bathrooms with quality finishes
- Double garage with secure internal access
- Open-plan living and dining area designed for family comfort and entertaining
- High ceilings and tall doors enhancing space and natural light
- Stylish porcelain tiles throughout for a modern, low-maintenance finish
- Ducted air conditioning for year-round climate control
- Master bedroom featuring a walk-in robe and private ensuite
- Direct access from the master bedroom to the backyard for a seamless indoor-outdoor lifestyle
- Well-appointed kitchen with a butler pantry offering ample storage
- Walk-in linen cupboard
- Grand covered patio with outdoor kitchen provision installed., perfect for entertaining or relaxing in any season
- Electric car charger installed in the garage.

Located in one of the best locations in Pallara with everything on your doorstep Minutes' drive to Pallara State School, Pallara Village Centre, Forest Lake Shopping Centre, Calamvale Shopping Centre, Sunnybank Hills Shopping town, The Forest Lake and Lakes Parklands and easy access to M2 Logan/Gateway Motorway, M7 Ipswich Motorway and just 19km south of the Brisbane CBD.

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. Contact Mayank Patel on 0430402866 today for your exclusive tour.

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 have also used virtual grass on the photos.

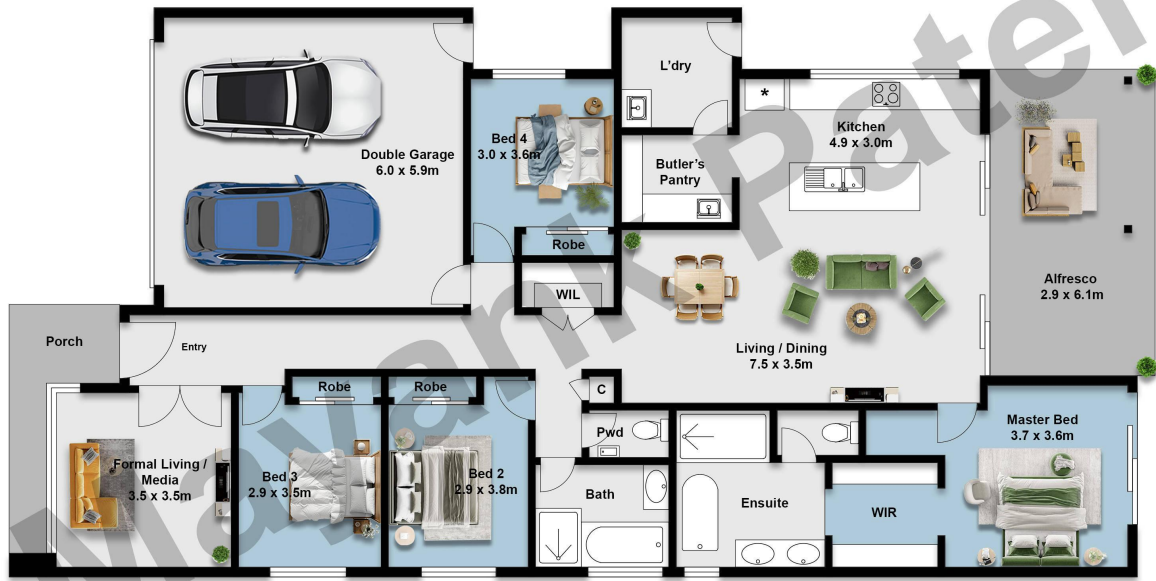
## MORE DETAILS

|               |                       |
|---------------|-----------------------|
| Property ID   | KFJ23                 |
| Property Type | House                 |
| House Size    | 226.04 m2             |
| Land Area     | 496 m2                |
| Including     | Ensuite               |
|               | Air Conditioning      |
|               | Ducted Cooling        |
|               | Ducted Heating        |
|               | Dishwasher            |
|               | Outdoor Entertaining  |
|               | Built-in-Robes        |
|               | Secure Parking        |
|               | Fully Fenced          |
|               | Remote Garage         |
|               | Car Parking - Surface |
|               | Close to Schools      |
|               | Close to Shops        |
|               | Close to Transport    |
|               | Openable Windows      |

**LJ Hooker Property Partners - Forest Lake (07) 3372 0400**  
Shop H, 255 Forest Lake Boulevard, FOREST LAKE QLD 4078  
11834 |






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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 : 226 sqm

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Mayank Patel 0430 402 866