



36 Arravanda Crescent, Pallara

SPACE, COMFORT & ROOM TO GROW

EOI CLOSED BY 25TH MAY @4PM UNLESS SOLD PRIOR
BEST OFFER WITH BEST TERMS

(Seller have rights to take offer before end date.)

Step into this stylishly designed home that seamlessly combines comfort, practicality, and modern living-perfect for growing families or savvy investors.

Featuring four well-sized bedrooms, the spacious main bedroom is privately positioned and complete with a walk-in robe and ensuite. The remaining bedrooms are thoughtfully located and serviced by a central bathroom, providing both convenience and privacy for the whole household.

At the heart of the home, the open-plan kitchen, dining, and family area creates a welcoming space for everyday living and entertaining. The kitchen is well-appointed with ample storage and bench space, seamlessly connecting to the dining area and flowing through to the covered patio-perfect for alfresco dining or relaxing with family and friends.

4  2  2 

FOR SALE
EXPRESSION OF INTEREST

VIEW

Sat 13th Jun @ 10:15AM - 10:45AM

AGENTS

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AGENCY

LJ Hooker Property Partners
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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**

A separate living room at the front of the home offers additional space for quiet relaxation or a media room, while the functional layout ensures excellent separation between living and sleeping zones.

Additional features include a double garage with internal access, a dedicated laundry, and smart use of space throughout to maximize comfort and practicality.

Set in a convenient and family-friendly location, this home presents an outstanding opportunity to secure a modern lifestyle with all the essentials already in place.

Property Features: 4 bedrooms, 2 bathrooms, open-plan kitchen, dining and family area, separate living room, covered patio, double garage with internal access, and a dedicated laundry.

- 4 spacious bedrooms
- Master bedroom with walk-in robe and ensuite
- 2 modern bathrooms
- Open-plan kitchen, dining, and family area
- Well-appointed kitchen with ample storage and bench space
- Separate living room / media room
- Covered outdoor patio for alfresco entertaining
- Double garage with internal access
- Dedicated laundry
- Functional layout with excellent separation of living and sleeping zones

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 B4QPF4R
Property Type House
Land Area 411 m2
Including Ensuite
Air Conditioning
Ducted Cooling
Ducted Heating
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage

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