

Pallara

SOLD BY SERGIO CHEN & KEVIN AHN

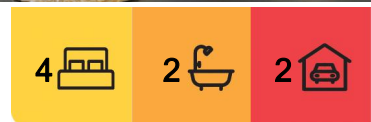
Constructed only three years ago with a dynamic family-focused Ausbuild floorplan, this contemporary lowset home is eagerly awaiting its next lucky owners.

- Modern lowset with high ceilings, LED downlights, and ducted climate control
- Fantastic layout: four-bed, two-bath, double remote garage, plus separate office or rumpus
- Contemporary chef's kitchen with sleek appliances including dishwasher and grand gas stove
- Fan-cooled patio with spacious grass backyard great for entertaining, plus side access gates
- Prime Pallara pocket near parks, buses, and upcoming shopping centre

Nestled amongst other modern builds, this lovely lowset has a simple yet alluring facade, with a neat garden bed in the front lawn at the left, and a wide driveway leading to the



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For Sale
Please Call

View
ljhooker.com.au/B2KVF4R

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remote lockup double garage at the right.

Heading inside, you'll first pass the carpeted office or rumpus, ready to be set up to suit your family's needs.

Ducted air-conditioning keeps the entire home beautifully comfortable year-round, with tall ceilings throughout, and ceiling fans and LED downlights above adding to the ambiance.

At the end of the hall is the main entertaining zone, tiled for easy cleaning and filled with natural light through the tall windows and sliding doors.

The kitchen looks across this space from a long breakfast bar, with timber accents complimenting the white cabinetry and subway-tiled backsplash. This room is well-equipped with a fantastic gas stove, dishwasher, and large stainless steel dual sink with gooseneck tap.

The lounge opens through screened sliding doors to the fan-cooled al fresco patio, with plenty of room to host your holiday gatherings while the kids and pets can run about in the grass lawn - conveniently rectangular so there'll be no awkward spots to mow!

Back inside, all four bedrooms have plush carpets, ceiling fans, LED downlights, ducted cooling, and built-in wardrobes with full-length mirrored doors - everything has been sorted! The master suite enjoys added access to a private ensuite, while the stylish family bathroom (with separate bathtub, shower, and individually housed toilet) services the rest of the household with ease.

This beautiful home sits in a peaceful pocket, surrounded by amenities and boasting a prime Brisbane postcode!

- 800 m to bus stop
- 1.2 km to Sweets Road Park
- 1.4 km to Pallara State School
- 1.8 km to Brookbent Road Park with dog park
- 2.1 km to upcoming Pallara shopping centre (est. ready 2025)
- 2.2 km to Heathwood eateries
- 4 km to Forest Lake Shopping Centre
- 4.2 km to Forest Lake State High School
- 5.5 km to Bunnings Acacia Ridge
- 11.3 km to Sunnybank Plaza and Market Square

Selling vacant, this one won't be on the market for long - call Sergio Chen and Team Kevin Ahn today to get moving before Christmas!

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Sunday & Summer Property Specialists Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
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More About this Property

Property ID	B2KVF4R
Property Type	House
Land Area	419 m ²
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Outdoor Entertaining Secure Parking Fully Fenced

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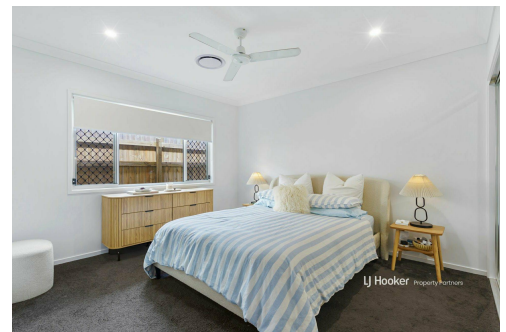
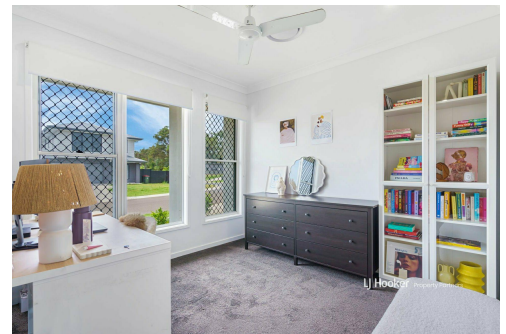
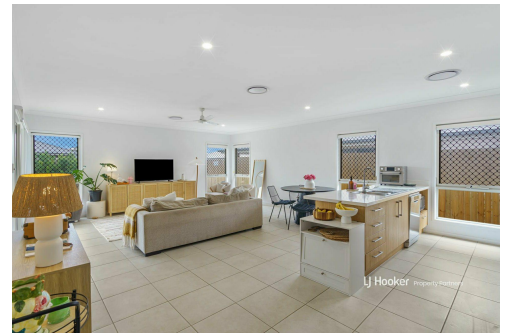
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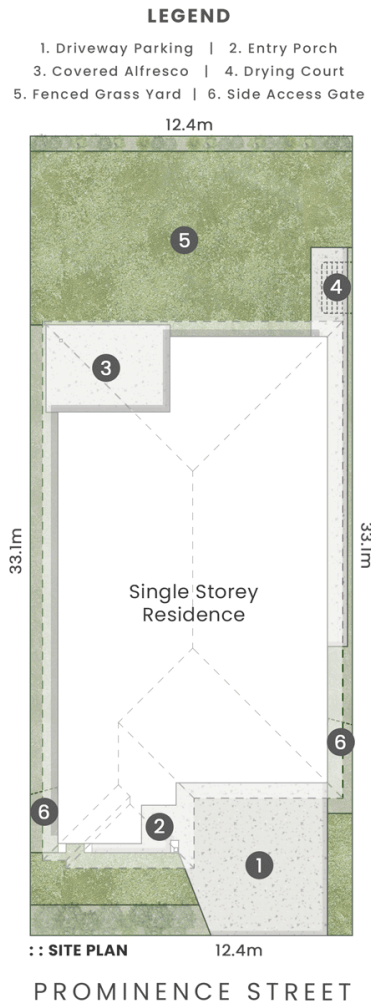
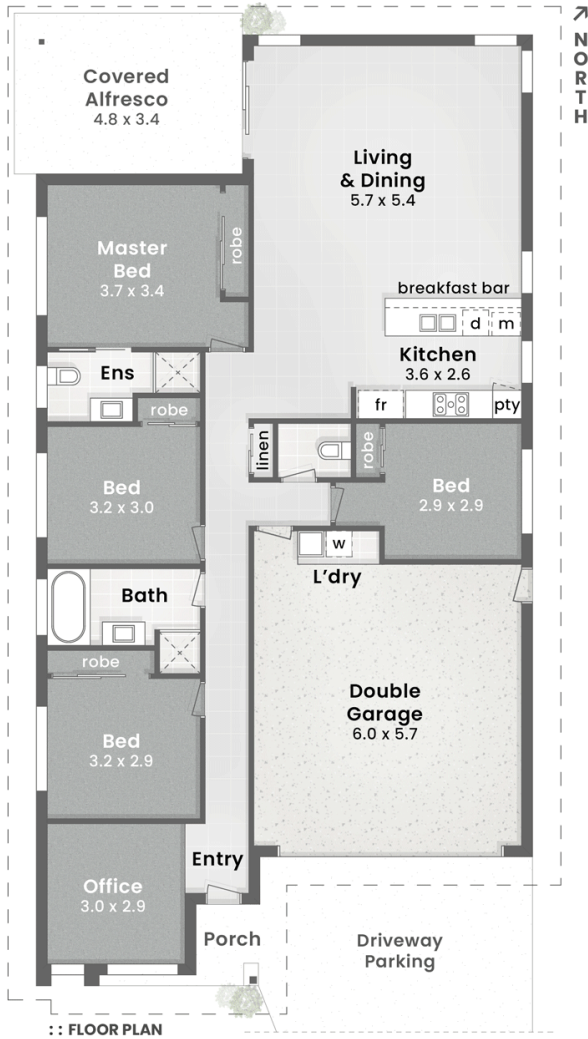
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38 Prominence Street
PALLARA

Internal 180m² | Porch & Alfresco 19m² | **Total 199m²**

419m²

4 Bed + Office

2 Bath

2 Car + Off-Street

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