



4 Magnolia Street, Pallara

ONLY 1 YEAR OLD- LUXURY LIVING, BEAUTIFULLY DESIGNED FOR OUTDOOR LIVING

Positioned in one of Pallara's highly sought-after family-friendly pockets, 4 Magnolia Street, Pallara presents an outstanding opportunity to secure a near-new residence where modern style, thoughtful upgrades and effortless living come together.

Only 12 months old and immaculately maintained, this contemporary home is ideal for buyers who value quality, security and convenience without the time, expense or uncertainty that comes with building from scratch.

From the moment you arrive, the home makes an impressive first impression with its wide street frontage, attractive facade and practical layout.

Step inside and discover a beautifully designed open-plan living environment, where spacious living and dining areas create a welcoming hub for everyday family life and entertaining.

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.

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FOR SALE
EXPRESSION OF INTEREST

VIEW
Sat 26th Sep @ 1:15PM - 1:45PM

AGENTS
Mayank Patel
0430 402 866
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AGENCY
LJ Hooker Property Partners
07 3344 0288

LJ Hooker

At the heart of the home, the modern kitchen combines style and functionality, featuring stone benchtops, quality appliances, generous storage and a practical layout that makes preparing meals and entertaining effortless.

Additionally, it is the exceptional outdoor entertaining area that truly sets this property apart.

The huge, covered pergola creates an impressive extension of the home's living space -perfect for weekend barbecues, family celebrations, entertaining friends or simply relaxing outdoors in all seasons.

The backyard has been cleverly designed with low-maintenance living in mind, incorporating extensive tiling and premium artificial grass to create a clean, contemporary outdoor environment that looks great throughout the year without the ongoing upkeep of a traditional lawn and garden.

PROPERTY FEATURES

- Only 12 months old and presented in near-new condition
- Wide street frontage with excellent street appeal
- 2.7metre ceiling height
- Solar sensor lighting
- Spacious open-plan living and dining areas
- Contemporary kitchen with stone benchtops and quality appliances
- Generously sized bedrooms with built-in storage
- Private master suite with ensuite and walk-in robe
- Huge covered outdoor entertaining area
- Fully tiled outdoor areas
- Premium artificial grass
- Exceptionally low-maintenance backyard
- Air conditioning and ceiling fans
- Double lock-up garage with internal access

A LIFESTYLE OF CONVENIENCE

Perfectly positioned within easy reach of local schools, childcare centres, shopping precincts, parks, public transport and major road connections, this home places everyday essentials and lifestyle amenities conveniently close by.

- Close to local parks and playgrounds
- Minutes to Pallara Shopping Village, including Coles, cafes, medical services and specialty retailers
- Close to quality schools and childcare facilities
- Easy access to Forest Lake, Calamvale and Sunnybank shopping and dining precincts
- " Convenient access to the Logan and Ipswich Motorways
- " Approximately 30—35 minutes to Brisbane CBD

WHY BUILD WHEN YOU CAN MOVE STRAIGHT IN?

Why go through the delays, stress and additional costs of building when you can secure a near-new home that is already complete, beautifully presented and thoughtfully enhanced?

With its combination of contemporary interiors, impressive outdoor entertaining, and exceptionally low-maintenance design, 4 Magnolia Street is a home that allows you to spend less time maintaining and more time enjoying.

Homes offering this level of presentation, outdoor living and convenience are becoming increasingly difficult to find. Contract Mayank Patel today.

Buying | Selling | Renting Contact your Pallara & Heathwood #1

Resident Agent & Suburb Specialist, Mayank Patel today for all your property needs on 0430402866 or organise private inspection.

Disclaimer: This property is being sold without a price; the website may have filtered the property into a price bracket for website functionality purposes.

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 may have also used virtual furniture & grass on the photos.

MORE DETAILS

Property ID	B56CF4R
Property Type	House
Land Area	430 m2
Including	Ensuite Study Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

Mayank Patel 0430 402 866

Principal and Licensee LJ Hooker Property Partners â€” Forest Lake
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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: 270 sqm

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