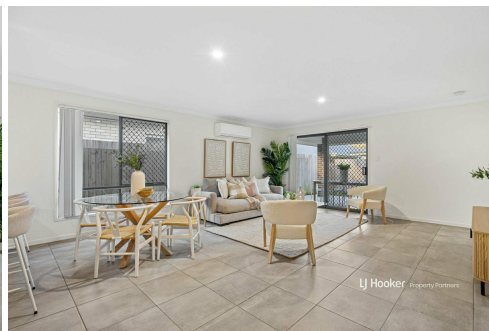
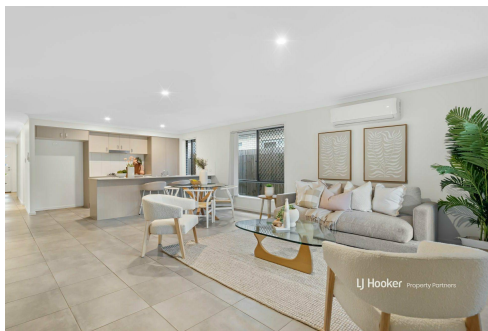
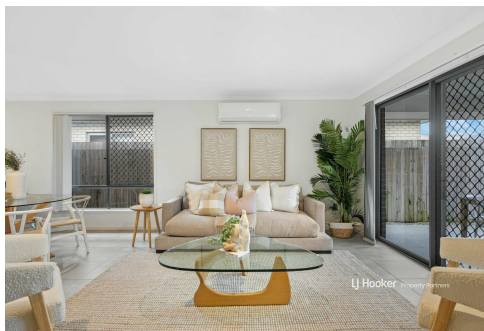




Pallara, 43 Verday Crescent

SOLD BY SERGIO CHEN

THIS PROPERTY WILL BE SOLD AT AUCTION ON THE 7TH OF SEPTEMBER 2024 IF NOT SOLD PRIOR. PLEASE DO NOT HESITATE TO SUBMIT YOUR OFFER!

Located in the exclusive Stockland Estate, this stylish, modern home is vacant and ready for you to move in and enjoy, or simply rent straight out for a comfortable return.

- Quality-built contemporary lowset by NCL Homes: flexible, family-focused four-bed layout
- Open plan air-conditioned living area plus separate carpeted media room
- Freshly painted and atop a low-maintenance 350 sqm block - a great fuss-free first home!
- Covered outdoor patio great for barbecues or watching kids and pets play in the fully fenced yard
- Fantastic locale: Family-friendly estate with nearby upcoming Pallara shopping centre

This beautiful, tree-lined neighbourhood is filled with modern homes and offers peace and



Disclaimer: 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
Please Call

View
ljohnhooker.com.au/B26KF4R

Contact
Sergio Chen
0434 850 418
sergiochen@ljhpb.com.au

Kevin Ahn
0400 098 188
kevinahn@ljhsbh.com.au

LJ Hooker Property Partners
07 3344 0288

quiet for families with its no-through-road layout - it's no wonder the Stockland Estate is a coveted location!

- 350 m to bus stop
- 400 m to Pallara Central Park
- 500 m to Brookbent Road Park and Dog Park
- 750 m to childcare
- 900 m to upcoming shopping centre (construction should be finished by 2025)
- 3.9 km to Pallara State School
- 4.5 km to Bunnings Acacia Ridge
- 4.6 km to Heathwood eateries
- 6.3 km to Glenala State High School
- 6.4 km to Forest Lake Shopping Centre
- 6.6 km to Calamvale Central and Sunnybank Hills Shoppingtown

Low fuss lawns and landscaping line the front yard of this alluring family lowset. A wide driveway leads to the double garage offering plenty of family and guest parking, with a lovely light-tone facade.

Inside, the carpeted media room sits at the front of the layout, offering flexibility for larger families or those looking to work from home.

Down the hall, the open plan living area acts as the central hub, with an air-conditioning unit cooling the entire tiled space, and lovely sunlight adding an enticing glow to the light-toned interior.

The kitchen is separated by a breakfast bar, with plenty of timber-look cabinetry, a stainless-steel sink, and gas cooktop and stove along the back wall.

Outside, the covered patio provides the perfect spot to set up the barbecue, while the kids and pets will love running about in the low-fuss lawn - surrounded by tall fences for absolute peace of mind.

The whole family will be able to relax and unwind in comfort, with each of the four bedrooms featuring ceiling fans, built-in wardrobes, and cosy carpets. Parents will enjoy a little extra in the master suite - with a walk-in wardrobe and private ensuite with dual sinks - something just for you!

The family bathroom features a glass-door shower, separate bathtub, and individually housed toilet for ultra-convenience. Plus, the separate laundry and extra linen storage means everything has been considered in this family-focused layout.

This beauty is sure to sell at auction, if not before! Get in quickly to organise your inspection - call Sergio Chen and Team Kevin Ahn today.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

Sunday & Summer Property Specialists Pty Ltd with Sunnybank Districts P/L T/A LJ



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More About this Property

Property ID	B26KF4R
Property Type	House
Land Area	350 m ²
Including	Air Conditioning

Sergio Chen 0434 850 418

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

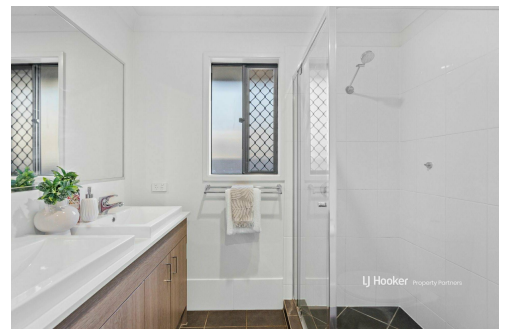
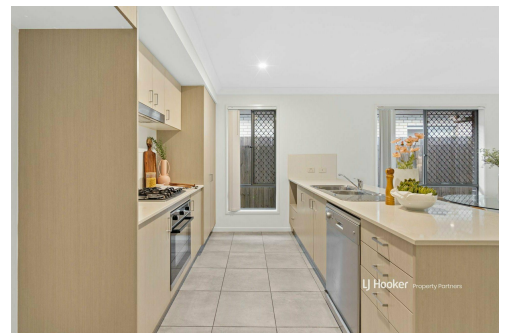
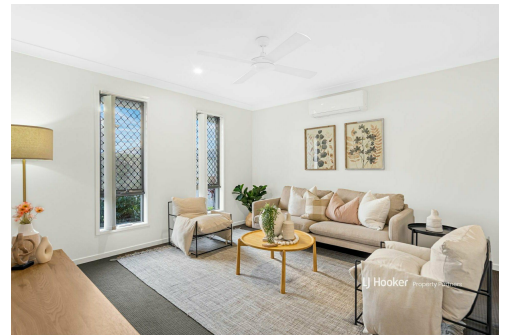
Kevin Ahn 0400 098 188

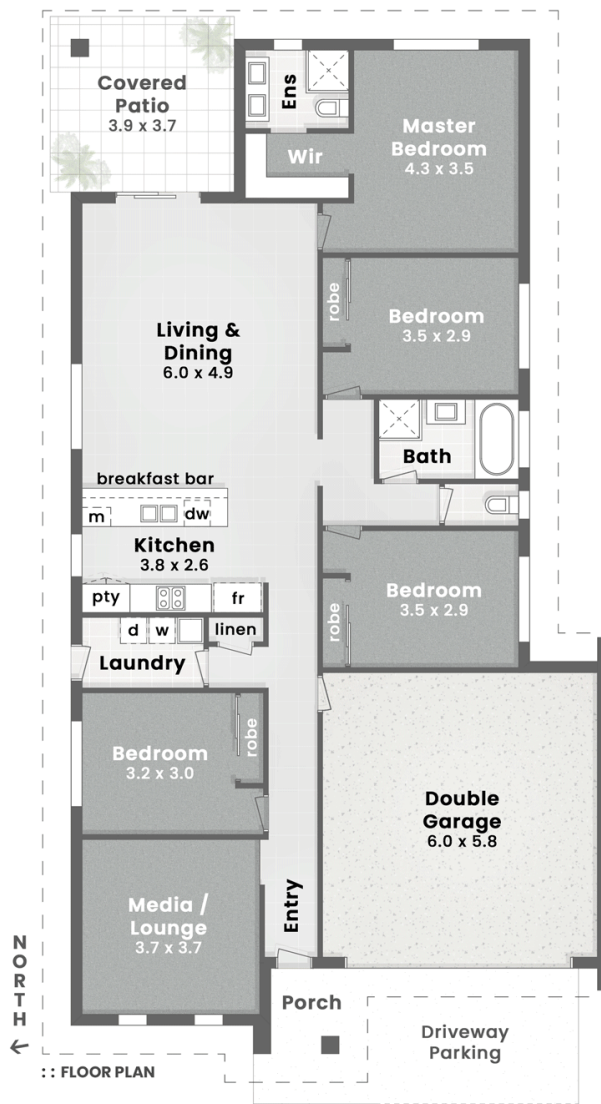
Agent/Independent Contractor | kevinahn@ljhsbh.com.au

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25 Pinelands Road, SUNNYBANK HILLS QLD 4109

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- LEGEND**
- 1. Driveway Parking | 2. Entry Porch
 - 3. Fenced Yard | 4. Drying Court
 - 5. Covered Patio



**VERDAY
CRESCENT**

LJ Hooker
Property Partners

43 Verday Crescent
PALLARA

Internal 193m² | Patio & Porch 17m² | **Total 210m²**

 350m²

 4 Bed + Media

 2 Bath

 2 Car + Off-Street

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