



44 Ivory Crescent, Pallara

ELEGANT FAMILY LIVING IN A STOCKLAND ESTATE




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

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

Positioned just a short, easy walk from the playgrounds of Brookbent Road Park, this impressive two-storey home has been thoughtfully crafted to deliver both comfort and style. Showcasing a generous backyard and exceptional entertaining spaces, this residence is perfectly suited to modern family living.

The home's contemporary facade and beautifully maintained gardens create a strong first impression. Inside, the well-considered layout is complemented by elegant design features, including a striking staircase, a versatile neutral colour scheme, and a blend of timber and tiled flooring.

As you step inside, you are welcomed by an inviting foyer, complete with a study positioned nearby. At the centre of the home, a light-filled open-plan living and dining area provides a warm and spacious environment. The stylish kitchen is equipped with a breakfast bar, high-quality appliances, a tiled splashback, a butler's pantry, and

4  2  2 

FOR SALE
EXPRESSION OF INTEREST

VIEW

Sat 16th May @ 11:15AM - 11:45AM

AGENTS

Mayank Patel
0430 402 866
mayankpatel@ljhpp.com.au

Anita
0403 833 017
anita@ljhpp.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288

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**

plenty of storage.

Large glass sliding doors lead out to a covered rear deck, ideal for hosting family and friends. The fully fenced backyard offers a grassy area for children or pets, along with a handy shed.

The lower level also features a powder room and a laundry with convenient side access. Upstairs, a second living area provides additional space to relax. The indulgent master suite includes a walk-in robe and a private ensuite, while three further bedrooms-each with built-in robes-are serviced by a well-appointed main bathroom with a separate bath, shower, and toilet.

Additional features include a secure double garage, excellent storage throughout, ducted air-conditioning, and ceiling fans.

Conveniently located just minutes from local shopping options, Forest Lake Shopping Centre, and the Centenary Highway for easy city access, the home is also within the catchment for Pallara State School and Glenala State High School. Several respected private schools are also close by, making this an ideal choice for families.

Property Features: 4 bedrooms, 2 bathrooms, 2 living areas, double garage, open-plan living, covered entertaining deck, and fully fenced backyard.

- 4 bedrooms (master with ensuite and walk-in robe)
- 2 bathrooms + additional powder room
- 2 separate living areas
- Open-plan living and dining
- Modern kitchen with butler's pantry and breakfast bar
- Covered outdoor entertaining deck
- Fully fenced backyard with grassed area and shed
- Double lock-up garage
- Study/home office
- Ducted air-conditioning and ceiling fans
- 5 mins walk to Pallara Childcare centre
- 5 mins Walk to Pallara Village Centre and public transport
- 2 mins Walk to biggest Pallara Park and dog park.
- 12 minutes to Richlands Train Station.
- Close to Inala Plaza, Forest Lake Shopping Village, and Richlands Plaza.
- Peaceful street within 2 minutes' walk to Brookbent Park & Dog Park in Pallara Parkland.
- Pallara State School Primary (1.25km).
- Algester State School Primary (1.79km).
- Watson Road State School Primary (1.84km).
- Wisdom College Primary (2.32km).
- Close to Pallara state school, St John Anglican College, Glenella state high

Buying | Selling | Renting Contact your Pallara & Heathwood #1 Resident Agent & Suburb Specialist, Mayank Patel today for all your property needs on 0430402866

Disclaimer: Images used in this advertisement are from a previous sale and may not reflect the property's current presentation. Interested parties are encouraged to inspect the property in person to verify its current condition.

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 have also used virtual grass on the photos.

MORE DETAILS

Property ID	B4Q4F4R
Property Type	House
Land Area	448 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels

Mayank Patel 0430 402 866

Principal and Licensee LJ Hooker Property Partners " Forest Lake
| mayankpatel@ljhpp.com.au

Anita 0403 833 017

Agent with Mayank Patel | anita@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au





44 Ivory Crescent, Pallara

Internal : 256 sqm
 External : 24 sqm
 Shed : 3 sqm
 Total Area : 283 sqm

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Floor plan created by FostFOCUS.com.au