



44 Ventura Street, Pallara




## **SOLD BY MAYANK PATEL** **14/10/2025 - 0430 402 866**

UNDER CONTRACT BY MAYANK PATEL 14/10/2025

Perfectly positioned in the ever-growing suburb of Pallara, this beautifully designed Brookhaven-built home showcases style, comfort, and functionality on a generous 460m<sup>2</sup> block. With its striking facade featuring a tiled pillar, wide entryway, and modern finishes throughout, this home offers the ideal lifestyle for families seeking space, convenience, and quality living.

Step inside to discover a thoughtfully planned floor plan with open-plan living, dining, and kitchen areas seamlessly flowing into a sunroom —perfect for year-round enjoyment. Multiple living areas and a private study nook provide versatility for couples and families, ensuring everyone has their own space to relax, work, and entertain.

The master retreat is a true sanctuary, boasting tinted windows for privacy, a luxurious ensuite with double vanity, and a walk-in robe fitted with custom cabinetry and a vanity desk. Three additional spacious bedrooms are serviced by a central bathroom complete with a bathtub, ideal for family comfort.

4  2  2 

**FOR SALE**  
SOLD BY MAYANK PATEL

**AGENCY**  
LJ Hooker Property Partners - Forest Lake  
(07) 3372 0400

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**

At the heart of the home lies the chef's kitchen, featuring three bench spaces, high-end Robam appliances, an integrated dishwasher, and a walk-in pantry. Flowing outdoors, you'll find a concreted side yard, an enclosed sunroom, and a generous backyard with shaded storage — perfect for entertaining or relaxing in private.

Property Features: 4 bedrooms, 2 bathrooms, 2 living areas + study nook + Sunroom + Double garage

- Master with tinted windows, double vanity ensuite, and custom pantry in walk-in robe with vanity desk
- Brookhaven build with stylish modern fae
- 3 spacious bedrooms, with built-in wardrobe
- Family Bathroom with bathtub and modern fittings
- Open-plan living & dining flowing into sunroom with Crimsafe style Doors
- Kitchen with walk-in pantry, Soft Closure cabinetry, and three benchtops
- Robam Rangehood , High Burner Cooktop , 2-in-1 steam oven with Digital display
- Asko integrated dishwashing and water Inlet for Fridge
- Kitchen with walk-in pantry, Soft Closure cabinetry, and three benchtops
- Separate Study area for couples working from home
- Separate Tiled laundry with ample storage + access to Side Yard
- Premium sheer curtains in Master Ensuite and Living areas
- Smart lock with upgraded Tall entry door with Wide Entry
- Hybrid flooring throughout for low maintenance and aesthetic touch
- Daikin ducted air-conditioning with 7 Zones supported by My Air app.
- Solar system
- 10mm laminated acoustic glass at the rear for added comfort and privacy
- Concreted side yard + backyard with storage Shed.

Located in one of the best locations in Pallara with everything on your doorstep —Minutes' drive to Pallara State School, Pallara Village Centre, Forest Lake Shopping Centre, Calamvale Shopping Centre, Sunnybank Hills Shopping town, The Forest Lake and Lakes Parklands and easy access to M2 Logan/Gateway Motorway, M7 Ipswich Motorway and just 19km south of the Brisbane CBD.

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.

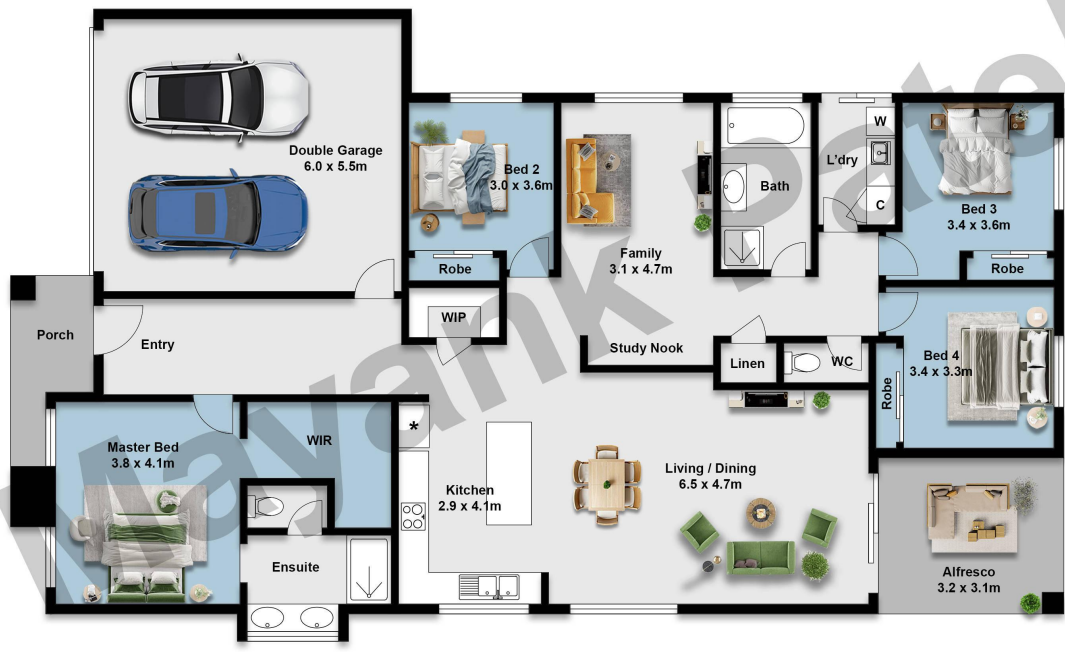
Disclaimer: The information presented in this advertisement has been diligently prepared to ensure its accuracy and truthfulness. However, we bear no responsibility and hereby disclaim all liability for errors, inaccuracies, misstatements that may be found within. We strongly advise potential purchasers 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 GAJ23  
Property Type House  
Land Area 460 m2  
Including Ensuite  
Study  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Solar Panels  
Car Parking - Surface  
Close to Schools  
Close to Shops  
Close to Transport  
Openable Windows

**LJ Hooker Property Partners - Forest Lake (07) 3372 0400**  
Shop H, 255 Forest Lake Boulevard, FOREST LAKE QLD 4078  
11834 |

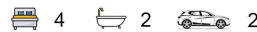




This floor plan is not to scale. Areas and dimensions are approximate and therefore floor plan should only be used for illustrative purposes. Plants and furnitures are decorative only.

Approximate Total Building Size : 228 sqm

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