






48 Brookbent Road, Pallara

**SOLD BY MAYANK PATEL 0430 402 866**

As you step inside of this ex-display home build by Clarendon Homes, you're greeted by a bright, open interior and a peaceful living room positioned to the right. From the moment you enter, the home's intelligent design becomes clear-providing the perfect balance of private retreats and open-plan living ideal for family life.

Continuing down the hallway, you'll find a dedicated study, a well-appointed bathroom, and finally the heart of the home: a spacious and inviting open-plan area featuring the family room, dining space both fixed with large fixed pane windows to provide an unobstructed view of the outdoors maximizing the natural light, and a contemporary kitchen. Equipped with premium Smeg appliances and an integrated microwave, the kitchen also includes a functional butler's pantry that connects seamlessly to a generous laundry. Designed with practicality in mind, the laundry makes smart use of the space beneath the stairs for additional storage.

Step outside from the kitchen into a beautiful alfresco area, presented complete with a built-in BBQ-perfect for outdoor entertaining. Just beyond, a separate huge media room provides a retreat for movie nights or relax sipping a drink in the pool.

5  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**

Upstairs, a central rumpus room creates a space between the bedrooms, offering an ideal space for play, study, or downtime. Three of the five spacious bedrooms feature walk-in wardrobes, while the luxurious master suite impresses with dual walk-ins and a private ensuite. A second upstairs bathroom is conveniently located to serve the additional bedrooms.

This home is fully solar covered, Swann Security system and inbuilt 2 zone alarm system with option to back to base connection as well as multiple zoning provision for heating and cooling. For the zen3 enthusiastic this house is also fully EV ready.

Ideally located in a family-friendly pocket of Brookbent Road, with bus stops at the doorway for school buses for St Johns, Brisbane Christian College, Ipswich Grammar and state route 106 and just minutes from local Pallara shopping village, childcare centres and schools. Directly across the street, a leafy park offers the perfect place for children to play and a dog park for families to enjoy the outdoors.

Built by the award-winning Clarendon Homes, this property not only showcases a clever floorplan but also delivers modern style and everyday comfort throughout.

#### Property Features:

5 beds (master with dual WIRs & ensuite), 2 baths, multiple living areas, Upstairs and downstairs powder room, modern kitchen with Smeg appliances & butler's pantry, alfresco with built-in BBQ and huge stone bench, under-stair walk in pantry storage, new hybrid flooring upstairs, plunge pool, prime location near schools and parks.

- 5 generous bedrooms, 3 with walk-in wardrobes
- Master bedroom with dual walk-in robes and private ensuite
- 2 stylish bathrooms, including ensuite and 2 powder room one downstairs and one upstairs.
- Fully tiled flooring downstairs and hybrid flooring upstairs.
- Multiple living areas: formal lounge, open-plan family/dining, media room, Study or office and upstairs rumpus
- Gourmet kitchen with Smeg appliances and integrated microwave
- Butler's pantry with direct access to large laundry
- Clever under-stair storage which converted to walk in pantry.
- Laundry with overhead cupboards.
- Covered alfresco with built-in BBQ
- Spacious and light-filled open-plan layout
- In ground self-cleaning plunge pool
- Multi zone Ducted air conditioning throughout
- 13 kw Solar connected
- 8 Cam Swann security system
- Dual zone security alarm system ( with back to base option)
- Mobile app alarm operation for peace of mind from any part of the world
- EV ready with three phase power
- Built by award-winning Clarendon Homes
- Located across from a brookbent children & dog park, close to schools and childcare
- Bus stop at the doorway for most prestigious private schools and state route
- Minutes walk from new Pallara village shopping centre where you can get Coles, restaurants, cafe, gym, dentist.

The location here is very handy, just minutes' walk to Pallara Childcare, Brookbent Park and Dog Park, Pallara Central Park. Minutes' drive to Pallara State School, Inala Plaza Shopping Centre, Forest Lake Shopping Centre, Calamvale Shopping Centre, Calamvale Marketplace, Calamvale Central 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

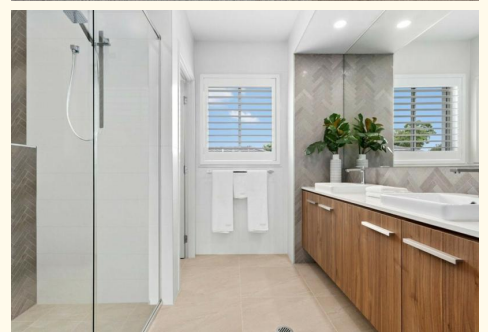
Disclaimer: Images used in this advertisement are from a previous sale and may not reflect the property's current presentation. Interested parties are encouraged to inspect the property in person to verify its current condition.

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

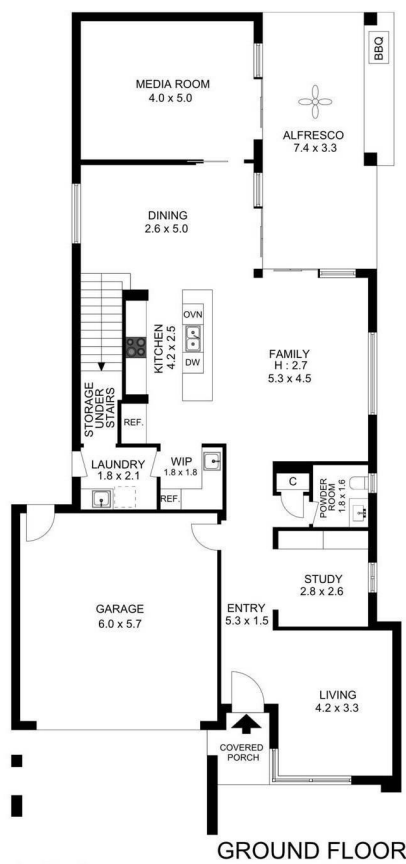
Property ID	ECJ23
Property Type	House
Land Area	434 m2
Including	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Pool Balcony Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Car Parking - Surface Close to Schools Close to Shops Close to Transport Openable Windows Pool



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

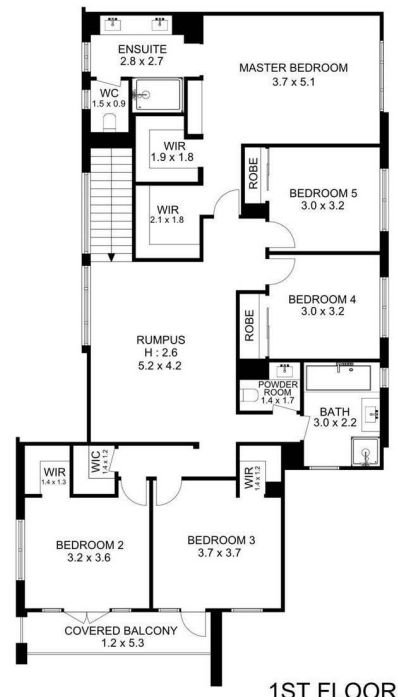
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PLUNGE POOL  
4 x 2.3

\* Not in Position



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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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