



61 Prominence Street, Pallara

## MODERN LOW MAINTENANCE LIVING IN A FAMILY FRIENDLY POCKET OF PALLARA

Welcome to 61 Prominence Street, Pallara, a modern and practical 4-bedroom, 2-bathroom, 2 car lowset home positioned on a 424m<sup>2</sup> block, designed for comfort, functionality and easy everyday living. With ducted air conditioning throughout, tiled main areas and multiple versatile spaces, this home suits families, downsizers and investors seeking a well maintained property in a growing suburb.

At the front of the home, the carpeted lounge offers flexibility as a media room, study or second living space, giving buyers options to tailor the home to their lifestyle. Bedrooms 1, 2 and 3 are all fitted with built in robes, carpet and ceiling fans, providing comfortable accommodation for family members or guests.

The main bathroom includes both a shower and bathtub, with a separate toilet for added convenience. The main bedroom is privately positioned and features carpet, ducted air conditioning, ceiling fan, built in robe and a modern ensuite.

The open plan living and dining area is tiled for low maintenance living

4 2 2

**FOR SALE**  
EXPRESSION OF INTEREST

**VIEW**  
Sat 26th Sep @ 12:35PM - 1:05PM

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

**AGENCY**  
LJ Hooker Property Partners  
07 3344 0288

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Interested parties must rely solely on their own enquiries.



and flows seamlessly from the kitchen, which includes a gas cooktop and ample storage. Sliding doors lead to the outdoor undercover patio with a ceiling fan, perfect for entertaining or relaxing.

The fully fenced yard offers security for children and pets, while side gate access on both sides adds practicality for storage or gardening. The double garage includes the internal laundry, keeping utilities neatly tucked away.

This home delivers a functional layout, modern comfort and a low maintenance lifestyle in a convenient Pallara location.

#### PROPERTY FEATURES:

- 424m2 land
- Ducted air conditioning throughout
- Tiled main living areas
- Front lounge/media room/study, carpeted with ceiling fan
- Bedrooms 1, 2 & 3, carpeted with built in robes & ceiling fans
- Main bedroom, carpeted with built in robes & ceiling fans & ensuite
- Main bathroom with shower & bathtub
- Separate toilet
- Kitchen with gas stove top
- Open plan living/dining
- Outdoor undercover patio with ceiling fan
- Fully fenced yard
- Side gate access on both sides
- Double garage with internal laundry
- Currently tenanted until November 2026

#### LOCATION HIGHLIGHTS

- Approx. 5 minutes to Pallara State School
- Approx. 5 minutes to Pallara Shopping Village
- Approx. 15 minutes to Sunnybank Hills Shoppingtown
- Approx. 25 minutes to Brisbane CBD
- Approx. 30 minutes to Brisbane Airport
- Surrounded by family-friendly parks, walking tracks, and open green spaces
- Bus services conveniently located along Ritchie Road
- Close to St John's Anglican College and Glenala State High School

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

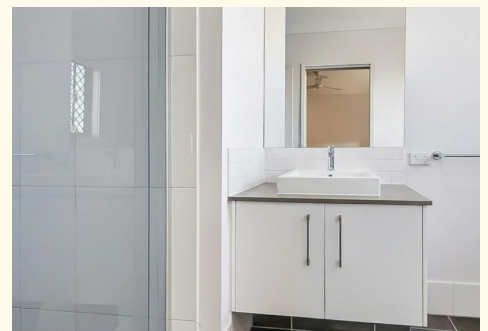
|               |                      |
|---------------|----------------------|
| Property ID   | B58CF4R              |
| Property Type | House                |
| Land Area     | 424 m2               |
| Including     | Ensuite              |
|               | Air Conditioning     |
|               | Ducted Cooling       |
|               | Ducted Heating       |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |
|               | Secure Parking       |
|               | Fully Fenced         |

**Mayank Patel 0430 402 866**

Principal and Licensee LJ Hooker Property Partners â€” Forest Lake  
| [mayankpatel@ljhpp.com.au](mailto:mayankpatel@ljhpp.com.au)

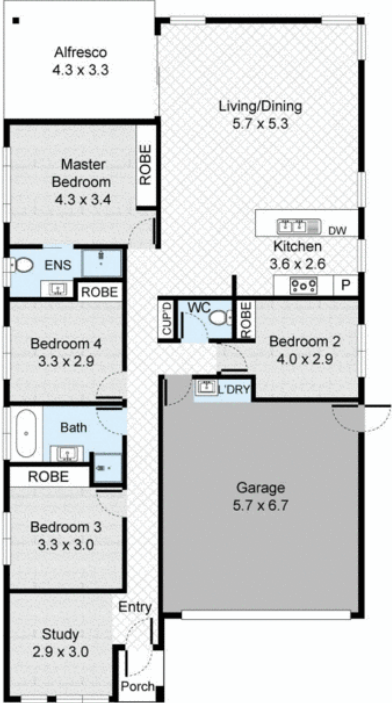
**LJ Hooker Property Partners 07 3344 0288**

25 Pinelands Road, SUNNYBANK HILLS QLD 4109  
[propertypartners.ljhooker.com.au](mailto:propertypartners.ljhooker.com.au) | [sunnybankhills@ljhpp.com.au](mailto:sunnybankhills@ljhpp.com.au)

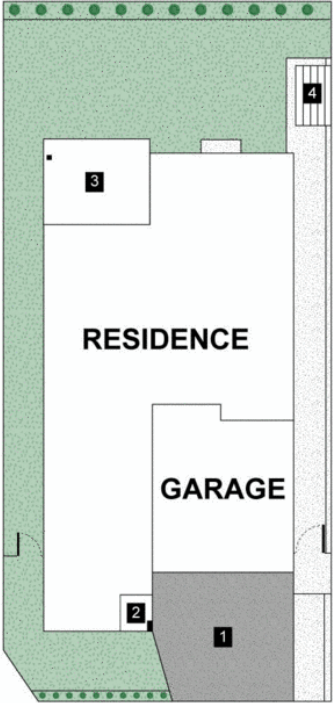


61 Prominence Street, Pallara

4 Bed 2 Bath 2 Car



FLOOR PLAN



SITE PLAN

LEGEND

- 1. Driveway
- 2. Porch
- 3. Alfresco
- 4. Clothes Line

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