



66 Rufous Circuit, Pallara

## UNDER CONTRACT FOR \$1.17M BY MAYANK PATEL-

UNDER CONTRACT BY MAYANK PATEL- 0430 402 866

Positioned within the highly desirable Stockland Estate, this beautifully presented single-storey home offers the perfect balance of modern comfort, practical design and low-maintenance living. Set on a fully fenced 350m2 allotment, the home has been thoughtfully designed to cater to growing families, first home buyers and investors seeking quality in one of Pallara's most popular communities.

Stepping inside, you'll find quality tiled flooring flowing throughout the home, complemented by a spacious open-plan living and dining area that creates a welcoming hub for everyday living and entertaining. A separate media room provides additional living space, while the convenient study nook offers the perfect spot for those working from home or students needing a dedicated study area.

The contemporary kitchen has been designed with both functionality and style in mind, featuring a gas cooktop, generous bench space and a large walk-in pantry for exceptional storage. The adjoining living spaces flow seamlessly to the covered outdoor entertaining area, where provisions for an outdoor kitchen make it easy to create the ultimate alfresco entertaining space.

4 2 2

**FOR SALE**  
UNDER CONTRACT BY MAYANK  
PATEL \$1.17M

**VIEW**

By Appointment

**AGENTS**

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

**AGENCY**

LJ Hooker Property Partners  
07 3344 0288

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

**LJ Hooker**

The master suite is privately positioned and features a spacious walk-in wardrobe and a well-appointed ensuite complete with a double vanity. Three additional bedrooms all include built-in wardrobes and are serviced by the modern main bathroom, complete with a bathtub. A separate powder room adds extra convenience for guests and busy households alike.

Additional features include ducted air conditioning for year-round comfort, solar panels to improve energy efficiency, a practical laundry with direct side access, generous linen storage, a double lock-up garage and a fully concreted backyard offering minimal maintenance and maximum usability.

Constructed with an attractive brick and rendered exterior, this home combines contemporary street appeal with everyday practicality in a location that continues to grow in popularity.

#### Property Features:

- 350m2 fully fenced allotment
- Single-storey brick and rendered home
- Four spacious bedrooms, all with built-in wardrobes
- Master suite with walk-in robe and ensuite featuring double vanity
- Two bathrooms plus separate powder room
- Double lock-up garage
- Spacious open-plan living and dining
- Separate media room
- Dedicated study nook
- Contemporary kitchen with gas cooktop and walk-in pantry
- Quality tiled flooring throughout
- Covered outdoor entertaining area
- Outdoor kitchen set-up connections
- Fully concreted backyard for low-maintenance living
- Ducted air conditioning
- Solar panel system
- Laundry with side access
- Linen storage

#### Location:

Situated within the popular Stockland Estate, this home enjoys an outstanding location close to everything a growing family needs.

- " Close to local parks and playgrounds
- " Minutes to Pallara Shopping Village, including Coles, cafés, medical services and specialty retailers
- Close to quality schools and childcare facilities
- Easy access to Forest Lake, Calamvale and Sunnybank shopping and dining precincts
- Convenient access to the Logan and Ipswich Motorways
- Approximately 30-35 minutes to Brisbane CBD

Offering modern finishes, a practical family-friendly layout and an exceptional location within one of Brisbane's fastest-growing suburbs, this impressive home presents an outstanding opportunity to secure your place in the heart of Pallara.

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.

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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   | B54MF4R              |
| Property Type | House                |
| Land Area     | 350 m2               |
| Including     | Ensuite              |
|               | Air Conditioning     |
|               | Ducted Cooling       |
|               | Ducted Heating       |
|               | Toilets (2)          |
|               | 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](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)





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: 220 sqm

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