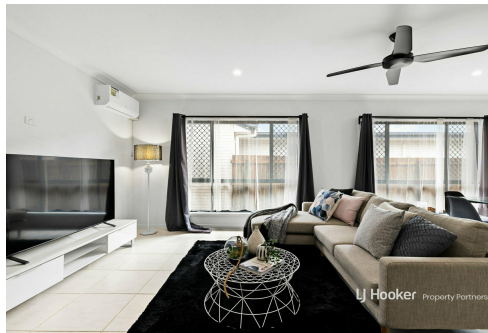




## Pallara, 70 Botanical Circuit

SOLD BY GARY LIU & LEAH LI

In a blossoming pocket of popular Pallara, framed by leafy parklands and with other stylish new builds all around, this versatile rendered home, with up to 5 bedrooms, ticks all the boxes for buyers with families seeking a hassle-free and exceptionally comfortable homelife.

### Highlights:

- 5 plush carpeted bedrooms, or 4 + a media room behind a barn door slider
- Street-facing master has a spacious walk-in robe and private ensuite
- Combined living/dining room adjacent to a high-spec kitchen with a big walk-in pantry
- Personalised climate control with reverse cycle A/C units in all beds + living/dining area
- 6.6kW solar system, 170L solar hot water system, water tank, exterior sensor lights

It's the little details that make this home stand out - starting with the designer hue of the



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**For Sale**  
Please Call

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[ljhooker.com.au/B26BF4R](http://ljhooker.com.au/B26BF4R)

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**LJ Hooker Property Partners**  
07 3344 0288

remote entry double garage door (it's called Cabao, if you're keen to know!), and continuing through the oversized (920mm) front door, into a light-filled interior where ceilings rise to just below 2.6m.

As you explore the sprawling interior, super secure thanks to Diamond Grille security doors, you'll notice the clever integration of a contrasting dark and light décor theme.

In the 5 bedrooms (or 4 + that media room behind the white barn door with black tracking), durably dark carpeting makes white walls pop; the master doubling down with the addition of dark drapery.

These curtains reappear in the tiled living/dining room which also has a Wi-Fi-operated matt black ceiling fan, with the adjacent kitchen sporting white countertops and dark, soft-close cabinetry.

This is a cook's kitchen, with a suite of all-electric appliances, including a dishwasher, and a Westinghouse cooker and oven. The island dining bar houses a twin undermounted sink fed by a statement matt black gooseneck tap and the walk-in pantry will surpass all storage needs.

The living/dining area and every bedroom has a heating/cooling A/C unit, with the street-facing master also equipped with a spacious walk-in robe and an ensuite with a shower. The centrally located main bathroom has a shower and tub, and there's a laundry with a slider to the clothesline.

Extras outside include the large open-air concrete slab extending off the covered rear entertaining patio, a great spot to set-up a table tennis table when friends visit, handy sensor lights, a standalone letterbox, a mow-and-go timber fenced backyard, and a pebble-framed stepping stone pathway to the front porch.

It's a 15-minute walk to the start of some lovely parkland areas, even an off-leash dog park, while a short drive will get you to Pallara State School (5 minutes), Forest Lake State High (10), and vibrant Forest Lake Shopping Centre (11).

A future Sweet Road Park is under construction and sits just minutes away, along with two new shopping precincts which are set to open early next year. Meanwhile, bustling Sunnybank with all its divine Asian cuisine is 11 km away, and Brisbane's CBD is a swift 20 km away.

Plant the seeds for a bright future for your family in this pretty pocket of Pallara.

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## More About this Property

|                      |                                                                                                                                                              |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Property ID</b>   | B26BF4R                                                                                                                                                      |
| <b>Property Type</b> | House                                                                                                                                                        |
| <b>House Size</b>    | 185 m <sup>2</sup>                                                                                                                                           |
| <b>Land Area</b>     | 400 m <sup>2</sup>                                                                                                                                           |
| <b>Including</b>     | Ensuite<br>Air Conditioning<br>Toilets (2)<br>Dishwasher<br>Built-in-Robes<br>Fully Fenced<br>Remote Garage<br>Solar Panels<br>Water Tank<br>Solar Hot Water |

**Gary Liu 0450 996 993**

Agent with Zora Liu | [garylui@ljhpp.com.au](mailto:garylui@ljhpp.com.au)

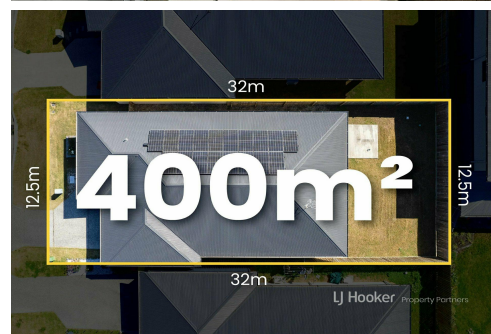
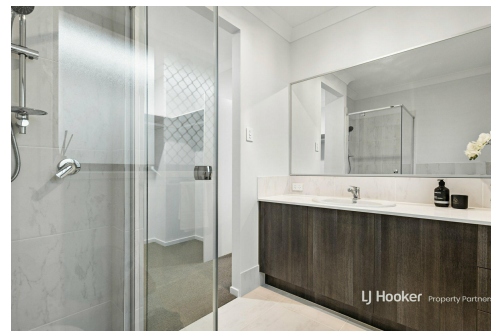
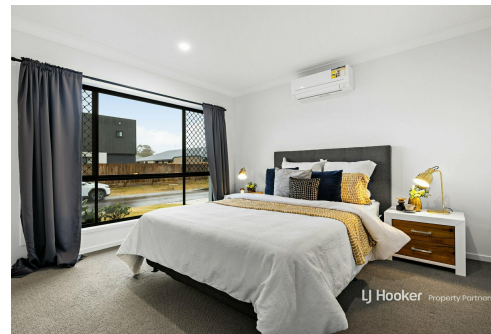
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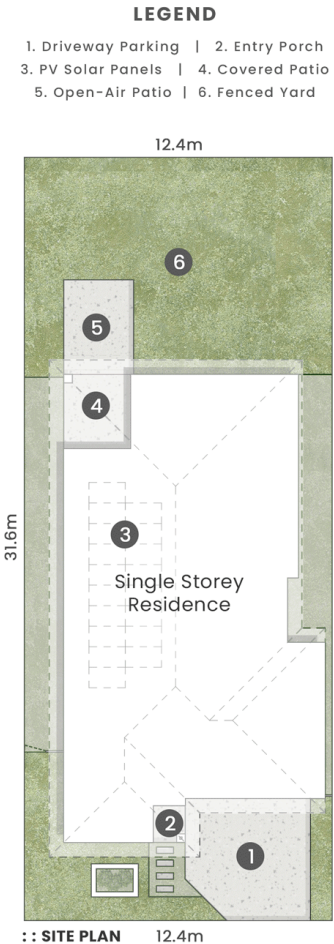
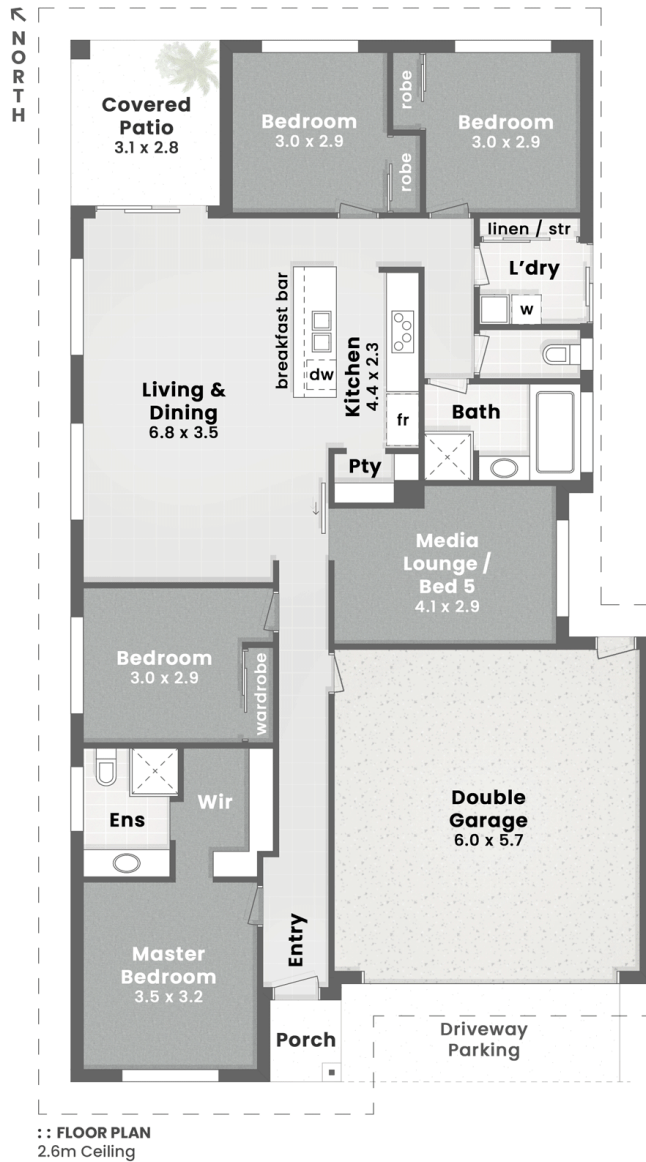
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## BOTANICAL CIRCUIT

**LJ Hooker**  
Property Partners

70 Botanical Circuit  
**PALLARA**

Internal 175m<sup>2</sup> | Patio & Porch 11m<sup>2</sup> | **Total 186m<sup>2</sup>**

400m<sup>2</sup>

4 Bed + Media

2 Bath

2 Car + Off-Street

**DISCLAIMER:** This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of Pure Design Concepts. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken of building design. Find out more at [puredesignconcepts.com.au](http://puredesignconcepts.com.au)

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