



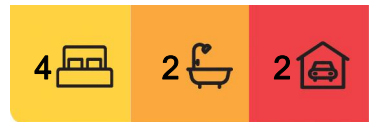
## Pallara, 8 Viewpoint Street

Modern lowset with all the trimmings in booming SW corridor

A zippy 3-minute drive to bustling Pallara Shopping Village, and within walking distance of a new shopping development, 8 Viewpoint Street is a 2-year young single-level home brimming with future-forward features designed to keep your hip pocket full!

### Highlights:

- Sleek rendered grand facade with a stylish skillion rooftop complimented with a decowood garage panel door, with couch turf front & back + timber framed garden beds
- 6.6kW Solar directly powering an electric vehicle charger/the house, ducted heating/cooling air conditioning, remote-controlled fans, and USB A & C in most powerpoints
- High-spec kitchen: top-line brand appliances, glass splashback, LED-lit overheads, and Walk-in-Pantry (WIP)
- 4 carpeted bedroom, master with twin vanity in ensuite, walk-In-Robe (WIR), and extra



**For Sale**  
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ethernet port for a Smart TV

- 2.6m high ceilings, ScreenGuard screens, double garage, and fan-cooled outdoor entertaining area

As you'd expect from a 2023 build, this is a contemporary fit out where fashion meets function and the neutral-based decor palate (black, white and grey) is not only timeless, but the perfect base to personalise with your own treasures.

The bedrooms are all plush carpeted with DC powered fans controlled remotely, so you can set the speed from bed and they barely make a sound. The Master Bedroom has a double door entry and bonus features including a customised WIR (the others have built-ins), a full-height tiled ensuite with twin vanity and shower, and an extra ethernet port switch so you can plug a Smart TV straight in, without WiFi connection!

Premium Lappato Tiles are installed for easy cleaning and robustness from scratches/damage, and the combined kitchen/living/dining area has its own raft of luxuries. The kitchen sports a big WIP at the side, top of the range stainless steel Westinghouse appliances including a gas cooker, statement rangehood and dishwasher, an upgraded glass splashback, and fancy LED lights accenting handle-free overheads; there's even a 30cm overhang on the dining bar to house stools and make dining super comfortable.

Glass sliders extend the main living area onto a tiled fan-cooled alfresco entertaining patio and a lawned backyard. Like all the windows, the sliders come with heavy duty ScreenGuard screens for extra peace of mind and fly-free ventilation. For extra privacy, all windows are installed with custom fitted roller blinds which are fitted with a privacy screen which still allows light in during the day and a block out screen for full privacy at nighttime. Additional features include matte black tapware throughout, including in the main bathroom - which has both a shower and tub - and 90 per cent of the powerpoints have built-in USB A and C ports.

Best of all, there's a handy stash of spare tiles and paint in the linen closet so, if you need to ever refresh a wall or replace a tile - you have the materials at your fingertips.

Other Notable Features:

- Solar powered EV charger installed in the garage
- Commercial-grade security cameras by Annke
- Upgraded wide stained front door with ergonomic chrome pull handles

On the location front, a short 3-minute drive from the double garage will get you to Pallara Shopping Village - home to Coles, beauty outlets, dining spots and a childcare centre - as well as Pallara State School, with Forest Lake State High and another big shopping centre, less than 10.

As a first home or rent-ready investment acquisition, this will be tough to beat.

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## More About this Property

<b>Property ID</b>	B340F4R
<b>Property Type</b>	House
<b>Land Area</b>	312 m2
<b>Including</b>	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Alarm Dishwasher Built-in-Robes Fully Fenced Remote Garage Solar Panels

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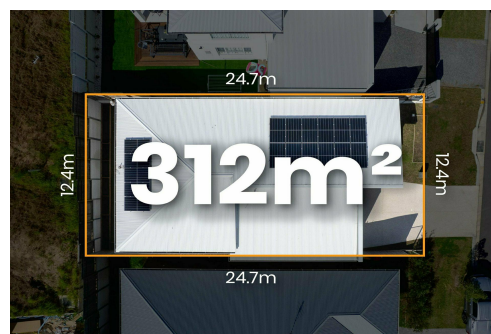
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0450 996 996

8 Viewpoint Street  
Pallara

- 312m<sup>2</sup> Land Size
- 4 Bed
- 2 Bath
- 2 Car + Off-Street

Internal 169m<sup>2</sup>  
Alfresco & Porch 13m<sup>2</sup>  
Total 182m<sup>2</sup>



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1. Driveway Parking
2. Entry Porch
3. Side Access Gate
4. PV Solar Panels
5. Clothes Line
6. Covered Alfresco
7. Fenced Grass Yard

