

Another  
Off  
Market  
Sold

Sold



9 Delarie Street, Pallara

**SOLD BY MAYANK PATEL - OFF  
MARKET 0430 402 866**

ANOTHER SOLD BY MAYANK PATEL - OFF MARKET 0430 402  
866




NO COST TO SELLER FOR MARKETING AT ALL.

This stunning near-new residence offers the perfect blend of modern living and practical luxury, making it an exceptional opportunity for families or investors looking for space, comfort, and efficiency.

Thoughtfully upgraded presented, this home is ready for you to move in and enjoy.

Step inside to discover the cool comfort of ducted air-conditioning and the elegance of new porcelain tiles throughout the entire home, including all bedrooms. The sleek, contemporary kitchen features a 900mm oven and gas cooktop-perfect for the home chef or for entertaining family and friends. With an integrated whole-house water filter system, your family will enjoy clean, fresh water straight from every tap.

The home offers two spacious and distinct living areas front lounge ideal for quiet nights in, and an expansive open plan living/dining area that flows seamlessly out to the outdoor entertaining space. Whether you're entertaining guests or relaxing with the family, there's a space

4  2  2 

**FOR SALE**

SOLD BY MAYANK PATEL - OFF  
MARKET

**AGENCY**

LJ Hooker Property Partners - Forest  
Lake

(07) 3372 0400

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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**

for every occasion.

The luxurious master bedroom includes a private ensuite, creating a peaceful retreat, while three additional bedrooms—each with built-in robes—offer comfort and functionality for children, guests, or a home office. A modern family bathroom with separate bath and shower adds to the convenience.

Step outside to the generous, covered alfresco area, complete with ceiling fan—ideal for year-round outdoor entertaining. The fully fenced backyard provides peace of mind for children and pets, while the corner block position offers added privacy and fewer neighbouring properties.

Best of all, enjoy long-term savings with a massive 13kW solar system—keeping your energy bills low while reducing your carbon footprint. Security screens, roller blinds, and ceiling fans throughout ensure a safe and comfortable living environment.

Perfectly located close to local schools, shops, parks, and public transport, this exceptional home delivers modern family living with everything you could want—plus the extras you didn't know you needed.

**Property Features:**

Four bedrooms, two bathrooms, two living areas, covered outdoor entertaining area, double garage, fully fenced.

- Master bedroom complete with ensuite
- 3 further bedrooms with built-ins
- New porcelain tiles throughout, including all bedrooms
- Ducted air-conditioning throughout
- Modern kitchen including 900mm oven and gas cooktop
- Two living areas front lounge + open-plan family/dining
- Modern bathroom with bath and shower separates
- Ceiling fans, security screens and roller blinds
- Corner block with less neighbours - Remote control double garage with internal entry
- Good size outdoor entertaining area with ceiling fan
- 13kW solar system —energy-efficient living
- Fully fenced back yard - Close to schools, shops, parks and transport

Buying | Selling | Renting Contact your Pallara & Heathwood #1 Resident Agent & Suburb Specialist, Mayank Patel today for all your property needs on 0430402866

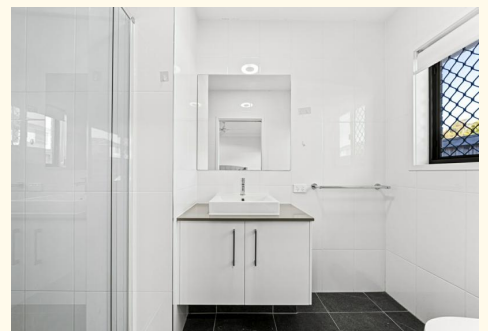
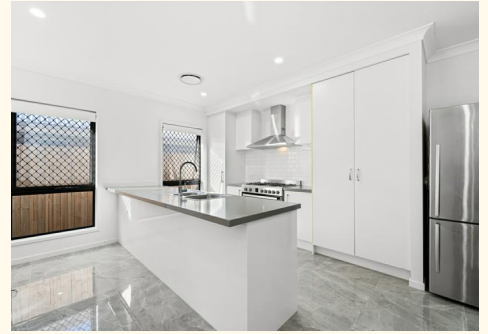
Disclaimer: The information presented in this advertisement has been

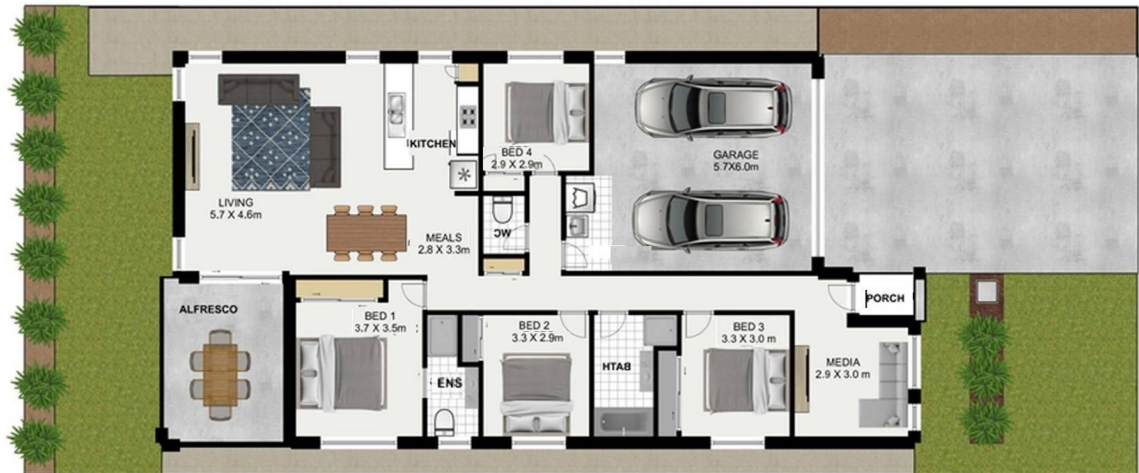
diligently prepared to ensure its accuracy and truthfulness. However, we bear no responsibility and hereby disclaim all liability for errors, inaccuracies, misstatements that may be found within. We strongly advise potential purchasers to conduct their own thorough assessments and financial investigations to independently verify the information provided herein. We have also used virtual grass on the photos.

## MORE DETAILS

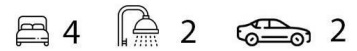
Property ID	EAJ23
Property Type	House
Land Area	402 m2

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





HOME AREA: 200 sqm



This floorplan is not to scale; measurements are indicative and in meters. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.