







8/204 Wadeville Street, Pallara

MODERN COMFORT, CONVENIENCE & LIFESTYLE IN PALLARA

Offering a wonderful combination of space, comfort and convenience, this well-presented two-storey townhouse is perfectly positioned within a close-knit complex and just a short walk from Pallara State School and local shops.

Ideal for families, first-home buyers and savvy investors, the home features four generous bedrooms, a secure garage and carport, plus a private undercover alfresco area and enclosed courtyard.

The ground floor offers a spacious open-plan living and dining area that flows seamlessly into the well-appointed kitchen. The kitchen features an electric cooktop, oven, dishwasher and plenty of bench and cupboard space.

The living area opens onto the undercover alfresco and enclosed yard, creating a practical space for entertaining, relaxing or enjoying the outdoors. Also downstairs is a convenient powder room, internal laundry and direct access to the garage.

4 2 2

FOR SALE
$795,000 PLUS

VIEW
By Appointment

AGENTS
Mayank Patel
0430 402 866
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AGENCY
LJ Hooker Property Partners
07 3344 0288

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Interested parties must rely solely on their own enquiries.

LJ Hooker

Upstairs, you'll find four well-sized bedrooms, with three featuring built-in wardrobes and ceiling fans. The master bedroom is privately positioned and offers a walk-in wardrobe, split-system air-conditioning and a private ensuite.

The remaining bedrooms are serviced by a spacious family bathroom featuring a shower over bath, toilet and vanity.

PROPERTY FEATURES
- Hybrid flooring upstairs and on staircase, installed approximately one year ago
- Entire home painted approximately one year ago
- Master bedroom with walk-in wardrobe, ensuite and air-conditioning
- Three bedrooms with built-in wardrobes and ceiling fans
- Spacious open-plan living and dining area
- Modern kitchen with electric cooktop, oven and dishwasher
- Two split-system air-conditioners - living area and master bedroom
- Main bathroom with shower over bath
- Three toilets throughout the home
- Convenient downstairs powder room
- Internal laundry with hot water system located in garage
- Single lock-up automatic garage
- Newly installed carport
- Two-car accommodation
- Undercover alfresco entertaining area
- Private enclosed courtyard/yard
- Security screens throughout doors and windows
- Window furnishings
- Tiled downstairs
- 2.4m ceilings upstairs and downstairs
- Under-stair storage
- NBN ready
- 164m2 land

LOCATION & LIFESTYLE
Positioned in the popular Pallara area, this townhouse offers easy access to everyday essentials while providing excellent connectivity for commuters.

Pallara State School and local shops are within walking distance, while the Logan and Ipswich Motorways provide convenient access to Brisbane, surrounding suburbs and major employment precincts. Public transport options are also readily accessible.

Whether you're looking for a comfortable family home, a low-maintenance property or a strong investment opportunity, this townhouse presents an excellent opportunity in a growing and convenient location.

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.

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Mayank Patel with Asian Pacific Forest Lake Pty Ltd
ABN 16 749 728 003 / 42 131 491 293

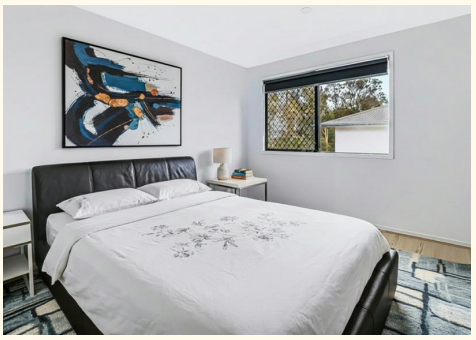
MORE DETAILS

Property ID	B5APF4R
Property Type	Townhouse
Land Area	164 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Courtyard
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced

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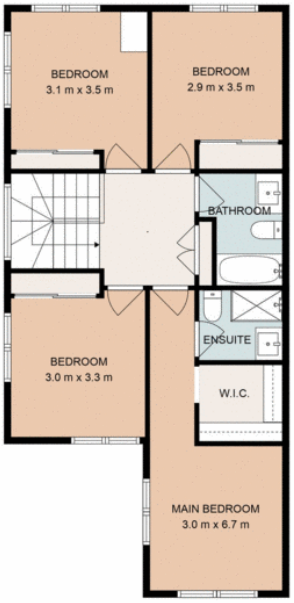


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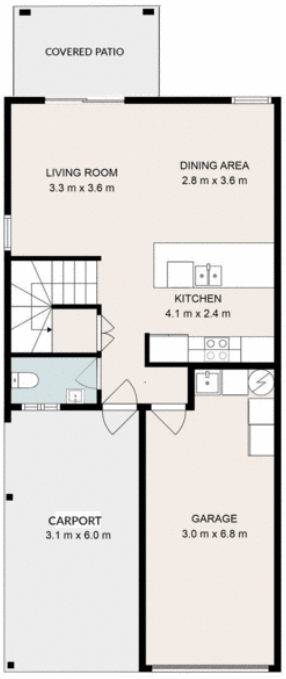
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Total approx floor area 164m² (including covered external areas)



FLOOR 2



FLOOR 1

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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