



8 Janarde Place, Parkinson




## STYLISHLY UPGRADED HOME OFFERING EFFORTLESS MOVE- IN LIVING

Auction Location: Onsite and online via Realtair

Nestled along a cul-de-sac, a short stroll to leafy natural reserves, this family home has been recently renovated to bring in modern flooring, energy-saving lights, amping up its street appeal!

### HIGHLIGHTS:

- Freshly renovated: repointed/repainted roof, new hybrid floors, LED lights, & internal paint
- Multiple living areas and modern kitchen overlooking family living & dining spaces
- Fully fenced and gated, with wide side access leading to a large backyard
- Spacious undercover alfresco entertaining patio, grassy grounds, garden shed, laundry
- " Generous 750m<sup>2</sup> block with scope for an extension, outdoor living upgrade or pool (STCA)
- Multiple air conditioners, a 6000L water tank, efficient solar panel system & CrimSafe security screens.

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### AUCTION

Sat 23rd May @ 11:30AM

### VIEW

Thu 14th May @ 5:00PM - 5:30PM

### AGENTS

Kay Chung  
0473 004 595  
kaychung@ljhpp.com.au

Jackson Chow  
0435 998 468  
jacksonchow@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**

#### FRESH INTERIORS WITH LASTING APPEAL

First impressions count and repointing/repainting the roof has given the house a crown it can be proud of. Inside has been repainted too, with lighting switched to LEDs and durable hybrid flooring installed - it all combines to create a wonderfully welcoming feel.

#### FAMILY-FRIENDLY LAYOUT WITH FLEXIBLE SPACES

The set-up is functional, for families especially; overlooking the front garden, the master suite has a WIR and ensuite, with a handy second bedroom beside it that could evolve from nursery to office over time. At the rear of the house is a light-filled family room comprising 2 generous sized bedrooms with BIRs, a bathroom with a shower and tub (toilet separate), and the laundry.

#### MULTIPLE LIVING ZONES & LIGHT-FILLED OPEN PLAN DESIGN

At the front of the home, a generous formal lounge is positioned off the entry, accompanied by a separate study or retreat. This leads through to an open-plan kitchen, dining, and family living area, filled with natural light from a wide span of full-height windows and a glass sliding door that opens onto a large covered alfresco patio.

#### WELL-APPOINTED KITCHEN FOR EVERYDAY LIVING

Well-appointed with electric appliances (including a dishwasher), a walk-in corner pantry, and double-door fridge cavity, the kitchen will easily meet the culinary needs of the home cook, who'll be delighted to see the abundant storage space and expansive countertops/breakfast bar.

#### EXPANSIVE YARD WITH FUTURE POTENTIAL (STCA)

Lawn spans the front and back yards offering plenty of play-friendly space for kids and pets. With wide-side access in this size block, the door is also open (STCA) to explore options for installing a pool, extending the house, or upscaling the outdoor entertaining offering.

#### CONVENIENT, FAMILY-ORIENTED LOCATION

As is, this is a quality brick-veneer home in a neighbourly location. From here, you can stretch your legs nearby in scenic spots like Parkinson Recreational Reserve, and reach Parkinson Plaza (Drakes) and city-bound buses in just 10 minutes, or head out by car from the double garage and be diving into a pool at Parkinson Aquatic Centre or shopping at Calamvale Marketplace in about 5 minutes!

Opportunities of this calibre are incredibly rare. Do not miss your chance to secure your future in Parkinson. Contact Kay Chung & Jackson Chow today to register for the upcoming auction.

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Sunnyvale Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker  
Property Partners  
ABN 39 633 082 112 / 21 107 068 020

## MORE DETAILS

Property ID B4MKF4R  
Property Type House  
Land Area 750 m2  
Including Ensuite  
Study  
Air Conditioning  
Dishwasher  
Built-in-Robes  
Water Tank

**Kay Chung 0473 004 595**

Agent | [kaychung@ljhpp.com.au](mailto:kaychung@ljhpp.com.au)

**Jackson Chow 0435 998 468**

Agent/Independent Contractor | [jacksonchow@ljhpp.com.au](mailto:jacksonchow@ljhpp.com.au)

**LJ Hooker Property Partners 07 3344 0288**

25 Pinelands Road, SUNNYBANK HILLS QLD 4109

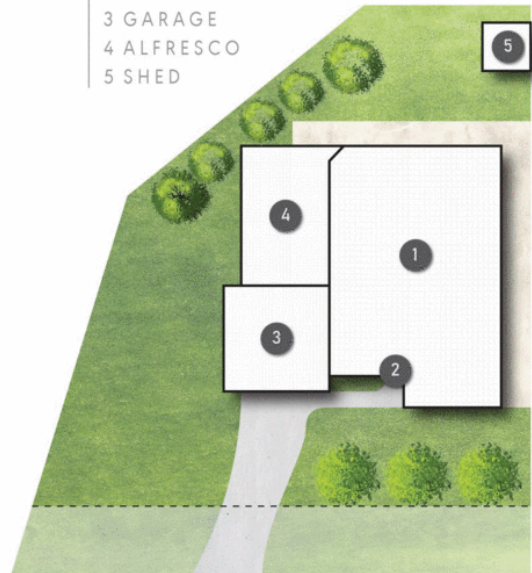
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## LEGEND

- 1 RESIDENCE
- 2 PORCH
- 3 GARAGE
- 4 ALFRESCO
- 5 SHED



Janarde Place



8 Janarde Place **PARKINSON**

4 | 2 | 2 | 220m<sup>2</sup> | 750m<sup>2</sup>

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.