







1 Jack Place, Kuraby

A Well-Maintained Family Home with Subdivision Potential!

Auction Location: Onsite

Currently home to a 3-bedroom brick lowset with multiple living areas and a spacious freestanding 'cabin'/teen retreat, there's every chance this place is perfect for you, just as it is; but, if you have bigger dreams, there's scope to explore a potential subdivision (STCA) of this generous 810m2 block, walking distance to parks, schools, shopping and public transport.

Highlights:

- Open plan lounge/dining/kitchen hub (AC/fan) with a handy second living space next door
- 3 beds (master has WIR & ensuite), a study, 2nd bathroom (shower, tub, separate toilet)
- Standalone 'cabin'/teen retreat: lofty ceilings, AC, room for sofas, a big TV, & a table setting
- Modern kitchen fit out (dishwasher, wall oven, rangehood), bill-busting solar panels
- Covered alfresco entertaining patio, double garage + driveway parks, laundry, lawn/gardens

If your sights are set on moving straight into a fabulous new home,

3 2 2

AUCTION
Sat 28th Nov @ 10:30AM

VIEW
Sat 7th Nov @ 9:30AM - 10:00AM

AGENTS
Faraz Peyman
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AGENCY
LJ Hooker Property Partners
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this one ticks the boxes - its interior particularly well maintained thanks to owner care and quality décor choices.

In the main dwelling, the primary living space is an open-plan hub that places a lovely big kitchen (dishwasher, wall oven, cooktop and rangehood) between a family room and dining area. Along with AC and a fan, this welcoming hub can be naturally ventilated through the screened slider that connects it with a timber-decked, undercover outdoor entertaining area.

Right next door is an additional living space, perfect for playtime if you have little ones you want to keep a watchful eye on. Then, as tweens become teens, the standalone 'cabin' that sits across from the outdoor patio is likely be taken over when school/uni friends drop by - it's big enough to set up a media section for movies/gaming and still have space for a table. Alternatively, with its lofty ceilings and big windows, the 'cabin' would make a great exercise or hobby room, or an ideal work-from-home space.

Back in the main house, along with the 3 bedrooms (master with ensuite and WIR), there's a study, a second bathroom with a shower, tub and separate toilet, and a dedicated laundry with yard access. For your wheels, there's a secure double garage and shady parking on the driveway, and the grounds are a mix of lawn and easy-care garden beds, with a shed for tools and the mower.

However you picture this property working for you, this prime location is a winner. Midway between 2 parks, it's only an 8-minute walk to Kuraby State School and 15 to both Kuraby train station for city-trains and Underwood Marketplace for the weekly grocery run/some retail therapy. If you're driving, it's only 3 minutes to the shops, and 6 to Runcorn State High.

If you want a family-friendly layout & future development potential (STCA), this is the one for you!

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Apex Capital Group FP P/L T/A Faraz Peyman with Sunnybank Districts P/L T/A LJ Hooker Property Partners ABN 94 696 972 022 / 21 107 068 020

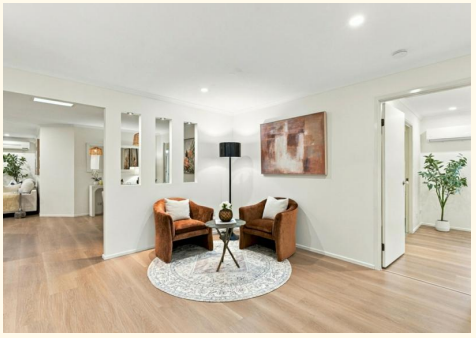
MORE DETAILS

Property ID	B5G2F4R
Property Type	House
Land Area	810 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Remote Garage
	Solar Panels
	Water Tank

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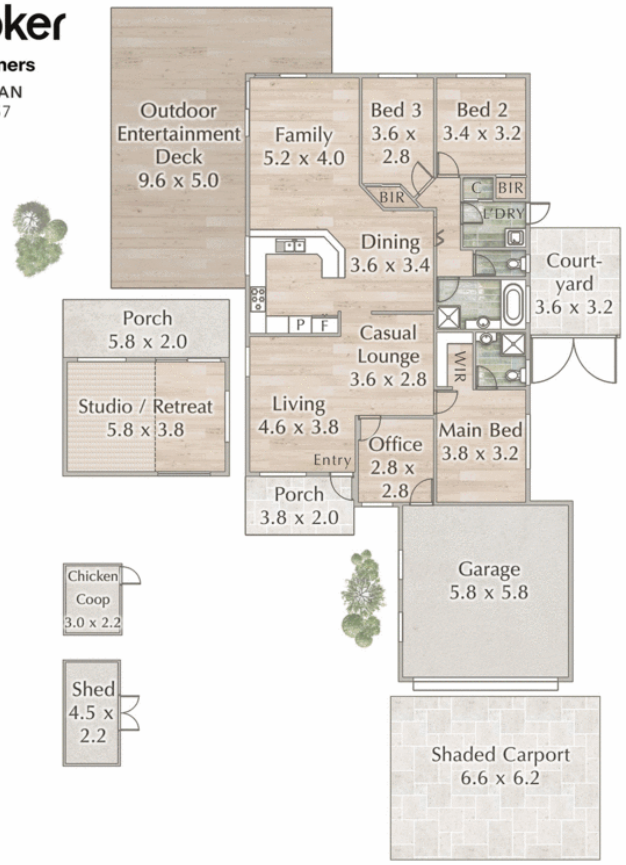


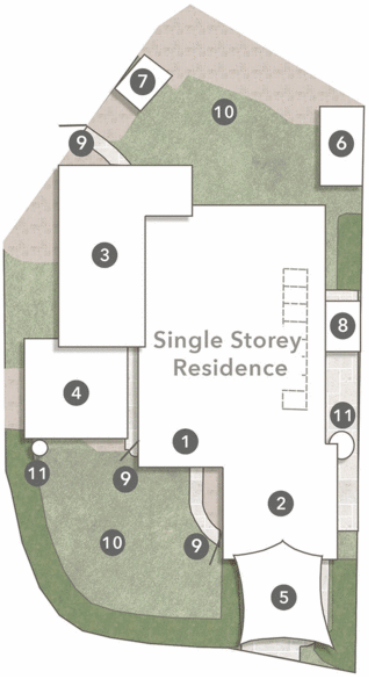


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Property Partners

FARAZ PEYMAN
0424 771 557





SITE PLAN

1 Porch
2 Garage
3 Outdoor Entertainment Deck
4 Studio
5 Shaded Carport
6 Shed
7 Chicken Coop
8 Courtyard
9 Side gates
10 Fully Fenced Yards
11 Water Tanks

1 Jack Place **KURABY**

3 | 2 | 4 | 275m² | 810m²

NORTH

DISCLAIMER
Please note every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of doors, rooms and any other item are approximate and no reponsibility is taken for any error, omission or misstatement. This plan is for marketing purposes only.

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