

12 Coral Gum Court, Kuraby

SOLD BY FARAZ PEYMAN & JACKSON CHOW

If you want to raise your kids in a serene setting that also enjoys proximity to family-friendly amenities like vibrant shopping hubs, top schools, and public-transport, then this 4-bed lowset on a 1164m² one-neighbour block at the end of a cul-de-sac is your perfect match.




Highlights:

- Tiled kitchen/dining area + a big family room & a separate formal lounge
- Floating floors in both living spaces + all beds, ensuite off master + a full second bathroom
- Huge outdoor entertaining area (just shy of 55m²) with built-in kitchenette
- Secure double garage with rear roller onto a handy double carport
- 3-room shed in the backyard, roller door access into 2 spaces + adjacent workshop with sink

The modest, single drive entry into this secluded property, where one parkland boundary stretches for 31m and another 43m, belies the reality of its size and the capacity of the residence itself, along with the wealth of storage available for vehicles and/or leisure craft.

Energy-efficient with LED lighting throughout, multiple fans and solar

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

4  2  4 

FOR SALE

Please Call

AGENTS

Faraz Peyman
0424771557
farazpeyman@ljhpp.com.au

Jackson Chow
0435 998 468
jacksonchow@ljhpp.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288



working its magic up top, the house features an elegant black & white themed kitchen, with dark-hued stone benches over white cabinetry, stainless steel appliances including a gas cooker and rangehood, tiled splashbacks and a double-door fridge recess.

The adjacent dining area opens into a light-filled family room, where the tiles are exchanged for hybrid timber floorboards which continue under double doors into a formal lounge and the 4 bedrooms.

Of these, the master is the largest, boasting twice the built-in closet capacity and an ensuite with a shower. Two other beds have smaller BIRs, the fourth an option for a study if needed, and all share a full bathroom with shower and tub.

Out in the big grassy backyard, surrounded mostly by leafy bushland that forms the gateway into dog-friendly Wally Tate Park with its terrific sporting facilities and skate park, there's loads of space all your own to kick a footy or muck around with the family fur-baby.

If you have a side hustle/hobby, like building things or have wheels you need to repair, the big shed/workshop along the back fence will be a welcome find. Inside are 3 interconnected rooms, 2 with roller door access, the other with bench space and a sink. In addition to this, the driveway leads to a secure double garage with rear access onto a concreted double carport.

While this property does an excellent job of making you feel like your world's away from the everyday, you are in fact close to all amenities. Nothing is more than a 10-minute drive including Motorway access, zoned state schools, the train station and city-buses, as well as Underwood Marketplace for eats, treats and pantry stock-ups.

Thought you couldn't have it all? Well, this place proves you can!

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

MORE DETAILS

Property ID	B3JGF4R
Property Type	House
Land Area	1164 m2
Including	Ensuite Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Solar Panels Water Tank

Faraz Peyman 0424771557

Agent | farazpeyman@ljhpp.com.au

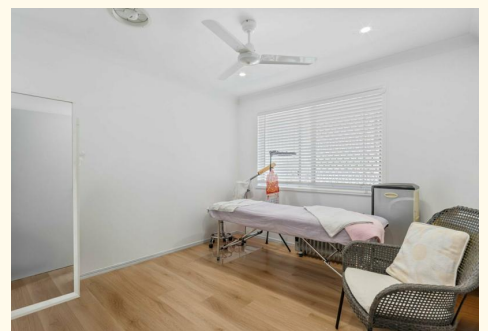
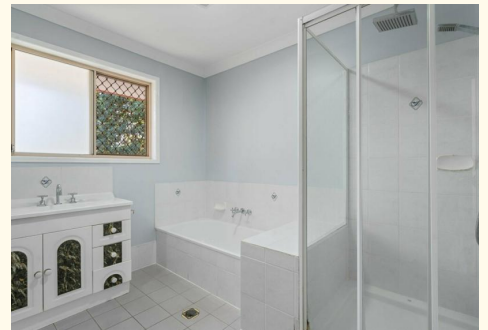
Jackson Chow 0435 998 468

Agent/Independent Contractor | jacksonchow@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

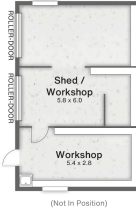
25 Pinelands Road, SUNNYBANK HILLS QLD 4109

propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au





- 1 Porch
- 2 Garage
- 3 Carport
- 4 Entertainment
- 5 Shed



(Not In Position)

12 Coral Gum Court **KURABY**

4 | 2 | 4 | 280m² | 1,164m²



DISCLAIMER

This is not a legal document; all measurements and dimensions are approximate and are subject to errors, omission or misstatement. No liability will be accepted. Plans are shown for marketing purposes only.