

## Kuraby, 14 Valley Circuit

SOLD BY FARAZ PEYMAN

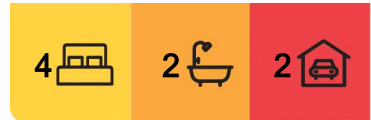
Welcome to this stylish and spacious family retreat in Kuraby, crafted to offer a modern lifestyle with sophistication and ease. Enter into a haven of contemporary elegance featuring lofty 2.7m high ceilings and gleaming LED lights throughout the open-plan living spaces, and all powered by a robust 10 kW solar system. This residence invites you to unwind and entertain, from the stylish kitchen with stone benchtops and chic pendant lighting to the expansive lounge and dining areas. Every detail of this home is thoughtfully designed for family living, boasting four large bedrooms, each with built-in robes and fans, with the master enjoying air conditioning, a walk-in robe, and an ensuite. Positioned for the ultimate convenience, this property is close to an array of amenities including shops, public transport, schools, and parks.

Top Features:

- Stylish family home with lofty 2.7 m high ceilings and modern LED lights throughout living



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**For Sale**  
Please Call

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[ljhooker.com.au/B2KRF4R](http://ljhooker.com.au/B2KRF4R)

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07 3344 0288

areas, plus 10 kW solar system

- Spacious open-plan kitchen and living spaces, perfect for relaxation or seamless entertaining
- Contemporary kitchen with stone counters, chic pendant lighting, gas stove, and dishwasher
- Four generous bedrooms with built-in robes and ceiling fans, master featuring air conditioning, fan, walk-in robe, and ensuite
- Prime location close to shops, buses, train station, schools, and more

This family-friendly Kuraby neighbourhood is an ideal setting for those seeking a convenient lifestyle amidst lush greenery. Enjoy easy access to nearby parklands, bus stops, schools, and even the Kuraby Train Station for seamless commuting. Underwood Marketplace, with its array of shops and dining options, is a short stroll or drive away, making errands and leisure activities a breeze. From young families to those with older children, this area's wide selection of amenities truly caters to all.

- 350m to Pioneer Drive Park
- 700m to Bus Stop
- 850m to Kuraby State School
- 1.4km to Kuraby Train Station
- 1.6km to Kuraby Grove Childcare Centre
- 1.8km to Underwood Marketplace
- 3.8km to Runcorn State High School

Sitting in a quiet suburban setting, this home boasts a flawless exterior with a striking combination of rendered and exposed brick, surrounded by neat, easy-care gardens. The property offers convenient driveway parking along with a double garage for all your storage and vehicle needs. A trendy front porch invites you into a spacious floorplan, complete with soaring 2.7m high ceilings and cooling fans throughout.

Inside, elegant timber flooring sets the tone for a sophisticated yet warm atmosphere. The expansive open-plan kitchen, lounge, and dining areas are perfect for gathering with family and friends. Enhanced by modern LED lighting, ceiling fans, and air conditioning, the main living spaces are both practical and soothing, with wispy floor-length drapery lending a touch of class to every corner.

The contemporary kitchen is designed with style and efficiency in mind. Featuring an island bench that doubles as a casual dining bar, chic pendant lighting, and glistening stone counters, it's a space that invites culinary creativity. A gas stovetop, dishwasher, and premium appliances make it a chef's dream, whether you're cooking up a storm or preparing everyday family meals.

Head outside to a lengthy patio that's perfect for entertaining or unwinding in the fresh air. Overlooking a fenced, low-maintenance grassy backyard, this space is ideal for families with children or pets, who can play safely and securely. A corner garden shed adds extra storage, ideal for storing gardening tools or tradie's essentials.

With four large, carpeted bedrooms, this home caters effortlessly to a growing family. Each bedroom is equipped with built-in robes and ceiling fans for year-round comfort, while the master suite is a true retreat with an air conditioner, a his-and-hers walk-through robe, and



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a pristine ensuite complete with dual vanity. A modern shared bathroom and a separate water closet are conveniently located beside the internal laundry for added convenience.

Don't miss the chance to secure this sophisticated family home in the heart of Kuraby. Contact Faraz Peyman today to arrange a viewing and see this beautiful property for yourself.

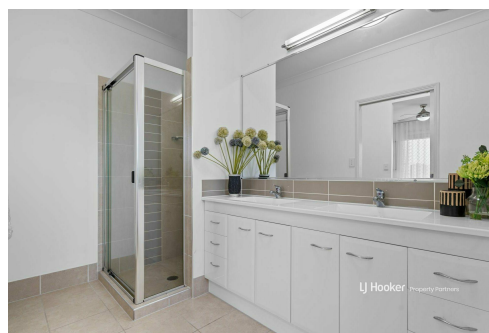
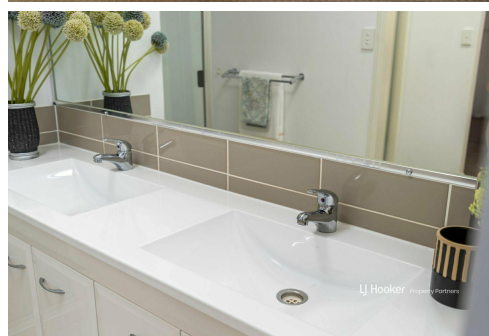
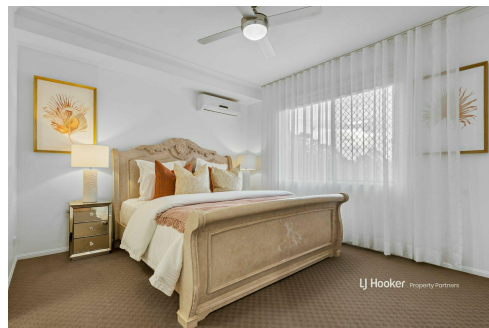
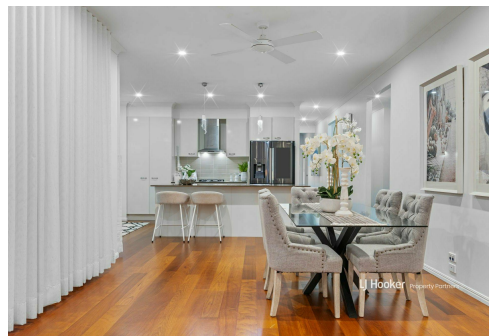
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## More About this Property

<b>Property ID</b>	B2KRF4R
<b>Property Type</b>	House
<b>Land Area</b>	525 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage Solar Panels

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14  
Valley Circuit

**KURABY**

-  525m<sup>2</sup>
-  4 Bed
-  2 Bath
-  2 Car + Off-Street

Internal 196m<sup>2</sup>  
Alfresco & Porch 28m<sup>2</sup>  
**Total 224m<sup>2</sup>**

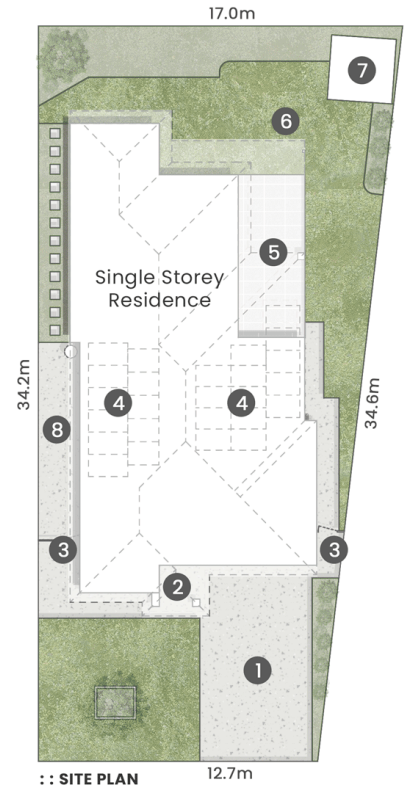


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**LEGEND**

- 1. Driveway Parking | 2. Entry Porch
- 3. Side Gate Access | 4. PV Solar Panels
- 5. Entertaining Alfresco | 6. Grass Yard
- 7. Garden Shed | 8. Drying Court



**VALLEY CIRCUIT**