

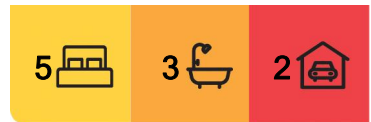
## Kuraby, 22 Ivanhoe Place

SOLD BY FARAZ PEYMAN

Introducing a stunning double-storey brick classic, refreshed to perfection and offering a lifestyle of timeless sophistication and expansive comfort. Nestled at the end of a leafy cul-de-sac on an enormous 891 sqm block, this immaculate family sanctuary boasts multiple large living areas, abundant storage, and a sprawling backyard ideal for both intimate family moments and grand-scale entertaining. Thoughtfully updated with brand-new carpets and fresh paintwork, this elegant residence is a showcase of modern refinement and classic charm. Featuring five generously sized bedrooms and three well-appointed bathrooms, including a luxurious master retreat, this home promises a lifestyle of effortless convenience and enduring family memories. With childcare, parklands, transport, and schools just a stroll away, it's the perfect setting for busy families.

### Key Features:

- Classic and spacious: Sprawling double-storey brick residence on an enormous 891 sqm



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block in a quiet, family-friendly cul-de-sac.

- Abundant space: Multiple large living areas inside and endless outdoor space for entertaining, relaxing, and family gatherings.
- Modern updates: Completely refreshed with new carpets and fresh paint for a modern and immaculate look.
- Luxurious comfort: Five generously sized bedrooms, including a huge master retreat with a walk-in robe and a pristine ensuite with a dual vanity.
- Superb convenience: Walking distance to childcare, parklands, public transport, and a primary school, plus just minutes from shopping and dining at Underwood Marketplace.

Kuraby is a peaceful and family-friendly haven offering the ultimate blend of tranquillity and convenience. Surrounded by leafy parklands and community amenities, it's perfect for busy families seeking balance. Stroll to nearby childcare, public transport, and school, or take a short drive to Underwood Marketplace for shopping and dining. From peaceful mornings in local parklands to easy school drop-offs and weekend errands, every day flows seamlessly.

#### Proximity Highlights:

- 350 m to Kuraby Grove Childcare Centre
- 1 km to Wally Tate Park and Dog Park
- 1.1 km to bus stop
- 1.1 km to Kuraby State School
- 1.2 km to Kuraby Train Station
- 2.5 km to Underwood Marketplace
- 3.5 km to Runcorn State High School

Set at the end of a serene, tree-lined cul-de-sac, this stately brick double-storey home exudes timeless grandeur. Nestled far back on its expansive 891 sqm block, it is surrounded by lush, landscaped gardens and manicured lawns. A long, winding driveway leads to a double garage, while a charming meandering pathway welcomes you to a grand portico that hints at the elegance within.

Step inside and be greeted by a fresh, revitalized interior, complete with new carpets and fresh paint throughout. The classy, tiled entry hallway sets the tone for the timeless sophistication that defines every space.

To the left of the entry sits a formal carpeted lounge adorned with ornate wrought iron pendant lighting, making it ideal for elegant gatherings and refined soirees. Opposite, beyond double doors, is a carpeted media lounge or home office, offering versatility for work or leisure.

Beyond the grand spiral staircase lies the heart of the home--an expansive open-plan, tiled family lounge and dining area. Air-conditioned for all-season comfort, this space is perfect for casual entertaining, family meals, and relaxed evenings.

Overlooking the sunny family living and dining area, the pristine modern kitchen is a chef's delight. With a breakfast bar, sleek countertops, a plethora of cabinetry, and high-quality electric appliances including a dishwasher, this stylish space makes meal preparation a joy while ensuring effortless family connectivity.



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Head outside to discover a huge, covered patio and pergola, the perfect setting for alfresco gatherings, weekend barbecues, and family celebrations. Overlooking the sprawling fenced backyard, this outdoor haven provides endless space for children to play while adults relax and enjoy the beautifully maintained surrounds. A garden shed at the rear offers additional storage.

Back inside, five large, carpeted bedrooms provide peaceful retreats for the entire family. Each bedroom is equipped with a ceiling fan, built-in robe, and access to two shared original bathrooms--one on each level.

The enormous master suite is a luxurious parental retreat, featuring a spacious walk-in robe and a pristine ensuite complete with a dual vanity and shower. The upper level also provides a comfortably carpeted rumpus or movie area, perfect for family nights in.

This sprawling, elegant residence is an immaculate family haven, ready for its next chapter. Contact Faraz Peyman today to find out more or arrange a private inspection.

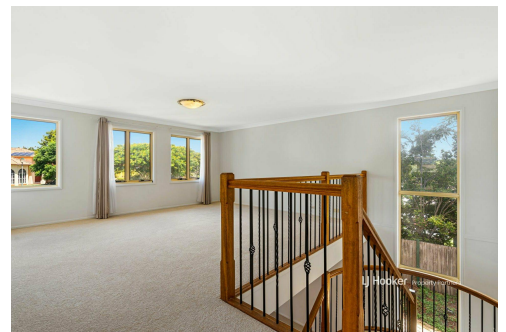
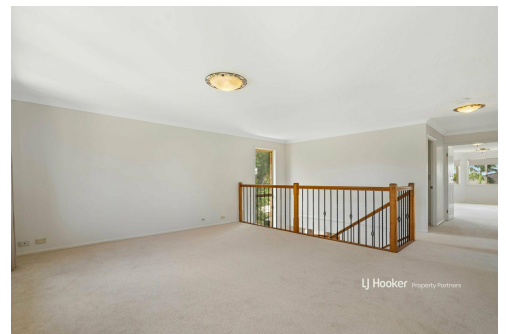
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## More About this Property

<b>Property ID</b>	B2TWF4R
<b>Property Type</b>	House
<b>Land Area</b>	891 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (3) Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage

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