

Kuraby, 22 Saint Patrick Avenue

SOLD BY FARAZ PEYMAN

A short walk to local parks and Kuraby train station, this 3-bedroom highset is classically elevated to suit Queensland's climate and has a massive, fully covered timber-decked entertaining space overlooking its grassy fenced yard, ready and waiting to host your house-warming party this spring!

Highlights:

- Polished timber floors through the combined living/meals + all 3 beds
- Chic tiled kitchen: good storage, dishwasher, electric cooker, stainless rangehood
- Renovated main bathroom (shower over bath combo, heat lamps) + powder room below
- Split-system A/C in living area & 1 bedroom, all beds with ceiling fans & built-in robes
- Tropical front garden, single carport, external stairs to decked front porch/main entry

This is a functional familiar internal layout, with the open-plan kitchen/living/meals area out front and the 3 bedrooms and main bathroom occupying the back end of the upper level.



Disclaimer: 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.



For Sale
Please Call

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ljhooker.com.au/B27AF4R

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Original timber floorboards amp up the charm factor, but it's nice to see a contemporary kitchen fit-out with sleek benchtops and cabinetry and all electric appliances.

In the versatile undercroft, you'll find the laundry and powder room - and with the single carport out front continuing through to this space - it would be easy to get a trailer in here. Like the main bathroom above, which has been fully updated with a space saving shower over bath combo and cool feature tiling, the powder room down here is new - and will come in super handy when you're throwing a party.

Entertaining big numbers will be a breeze thanks to the fully covered timber decked party room out back. Open at the sides, apart from some stainless-steel wired balustrading, and with the rear partially shuttered - the rest open to the grassy private yard - this alfresco entertaining space is big and breezy.

If you need a convenient location to get you over the line, tick that box too. A 5-minute wander will get you to a couple of play-friendly local parks and Kuraby train station for traffic-free commutes to the city or coast. Jump in the car and it's a 5-minute drive to Kuraby State School, and 8 to both Runcorn State High and Underwood Marketplace.

Create your next chapter in Kuraby and start compiling that invitation list today!

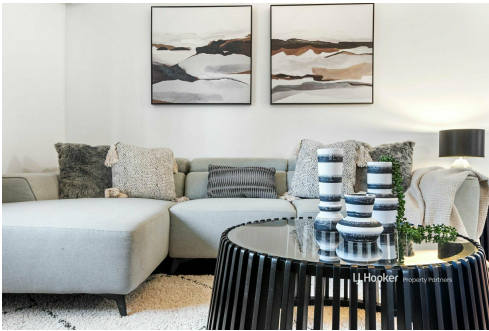
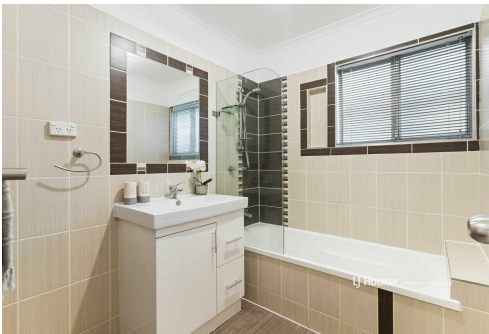
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More About this Property

Property ID	B27AF4R
Property Type	House
Land Area	405 m²
Including	Air Conditioning Deck Dishwasher Outdoor Entertaining Built-in-Robes

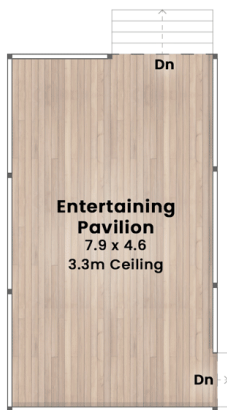
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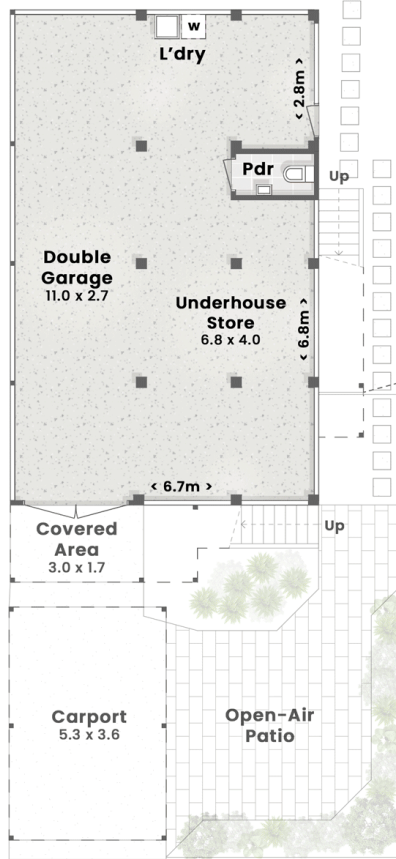


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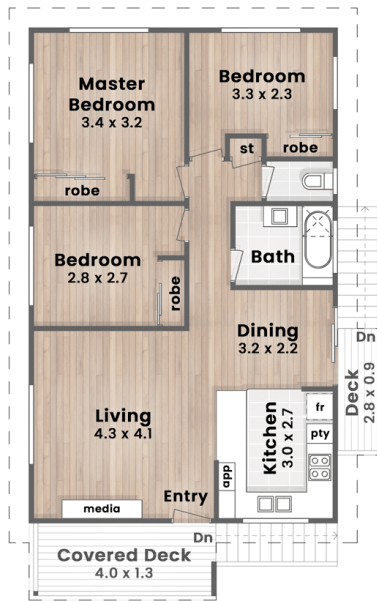
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:: FLOOR PLAN
Ground Floor
(Not Actual Location)



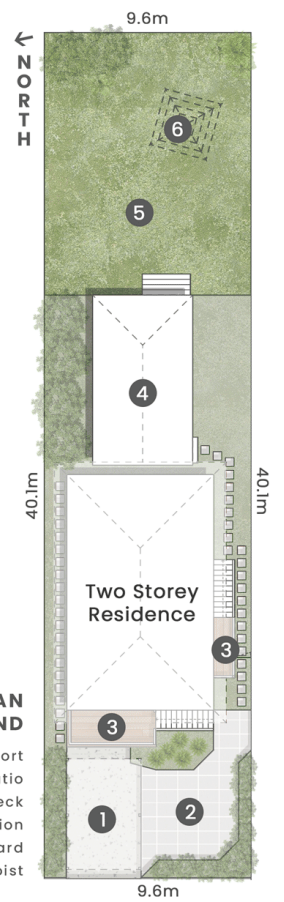
:: FLOOR PLAN
Ground Floor



:: FLOOR PLAN
First Floor

SITE PLAN LEGEND

1. Carport
2. Open-Air Patio
3. Covered Deck
4. Entertaining Pavilion
5. Fenced Yard
6. Hills Hoist



SAINT PATRICK
AVENUE

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22 SAINT PATRICK AVENUE
AVENUE KURABY

405m² 3 Bed 1 Bath + Powder 3 Car

Upper Floor 78m² | Lower Floor 76m²
Carport 19m² | Deck & Covered Area 15m² | Pavilion 38m²

Total 226m²

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