




24A Saint Patrick Avenue, Kuraby

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Walk-to-Train Convenience with Scope to Rebuild or Enjoy Today

In a tightly held Kuraby pocket where lifestyle meets convenience, this 405m² property offers instant comfort with exciting future potential. Whether you're moving straight in, renting out, or planning a brand-new build, this address is one to act on quickly.

Top 5 Features at a Glance:

1. Easy-care property on 405m² with future rebuild potential.
2. Three well-proportioned bedrooms, two with built-in robes.
3. Covered outdoor entertaining overlooking private yard.
4. Low-maintenance layout with floorboards and air con.
5. Walk to train, buses, shops, and schools.

This highset home is solid, simple, and smartly laid out. A welcoming living room with polished floorboards and split-system air-conditioning sets the tone, offering comfort for everyday living.

At the centre, the functional kitchen connects seamlessly with dining and outdoor spaces, ensuring mealtimes and entertaining flow with ease. Downstairs you'll find a full-width covered patio and fully fenced backyard - providing a private and practical retreat that's equally suited to weekend barbecues, quiet relaxation, or a safe play space

FOR SALE

Please Call

AGENTS

Faraz Peyman

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AGENCY

LJ Hooker Property Partners

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 **LJ Hooker**

for kids and pets. Low-maintenance landscaping means more time to enjoy it, less time to look after it.

Accommodation includes three well-sized bedrooms, two with built-in wardrobes, all serviced by a central bathroom with separate toilet. A single carport plus additional open parking provides secure and versatile options for vehicles, shed space, or workshop areas, with side access to the yard adding further flexibility.

The real appeal lies in the location. Here, you can walk to Kuraby Train Station, Kuraby State School, and local bus stops, making commuting to the city a breeze. Shops, schools, and everyday amenities are just minutes away, with Sunnybank's shopping and dining precincts close at hand. For drivers, motorway connections place the CBD, airport, and Gold Coast all within easy reach.

On top of its lifestyle advantages, the property also presents a future opportunity to rebuild on the 405m²/u178? block. With new homes increasingly redefining this well-connected neighbourhood, this is a chance to design and deliver your dream residence in a location that will always be in demand. Investors will see strong rental appeal, while families and professionals will value both the walkability and the growth potential.

With its mix of comfort today and options for tomorrow, 24A Saint Patrick Avenue is a smart move in every sense.

Opportunities in this walk-to position are rare and quickly secured. Don't miss your chance - contact Faraz Peyman today to arrange your inspection and discover the lifestyle and potential that await.

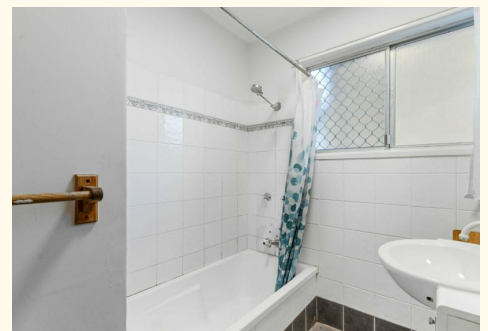
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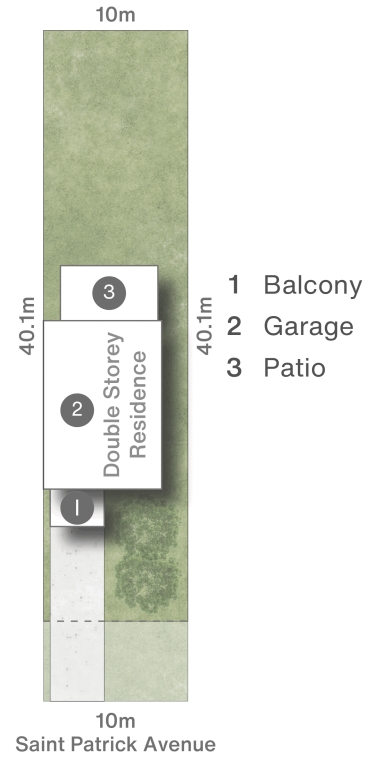
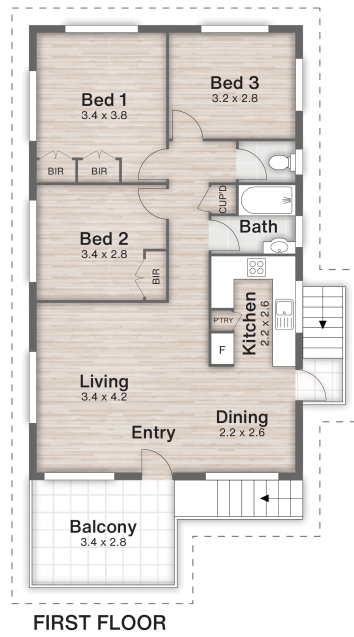
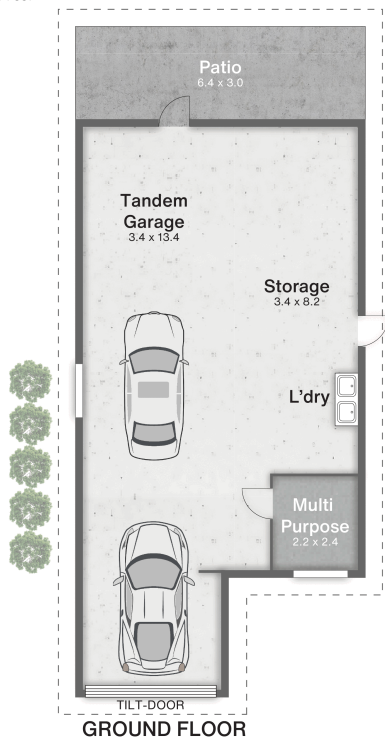
MORE DETAILS

Property ID	B3H3F4R
Property Type	House
Land Area	405 m ²
Including	Air Conditioning Balcony Outdoor Entertaining Built-in-Robes Fully Fenced

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24A Saint Patrick Avenue **KURABY**

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