



Kuraby, 26 Lema Circuit

SOLD BY FARAZ PEYMAN

A short stroll to a great park and the local primary school, this rendered 4-bedroom lowset has 3 separate living spaces inside and a spacious paved covered entertaining patio out back that will be exactly where your housewarming will be happening before Christmas!

Highlights:

- Central kitchen/living/dining with new oven & rangehood, dishwasher, dining bar
- Tiled family lounge next door opening through sliders onto lawned backyard
- Carpeted media lounge off front entry beside an open study area with storage
- Ducted reverse cycle A/C + fans in all bedrooms and family lounge
- 5kW solar system, energy-saving LED lights throughout, installed lawn irrigation system

It's the abundant social spaces that stand this home apart from its peers. While it's not unusual to see the combined kitchen/living/dining room set-up accompanied by a family lounge - in this case, these 2 tiled areas flow into each other - you don't often get the



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For Sale
Please Call

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bonus third space.

Here you get a cosy carpeted media lounge thrown in for good measure, and well-distanced from the other gathering spaces in its spot just off the main entry, overlooking the front yard.

The central tiled hallway opens to one side into a handy study/office area with built-in storage ready to stash all your family admin, before opening into the updated kitchen with its island dining bar, dishwasher, and new oven and rangehood.

The living and dining areas sit either side of the kitchen, both opening through sliders onto a fan-cooled flyover-style patio, which floats above the main home's roof. This is a lovely, airy space with beautiful pavers underfoot laid in a herringbone-pattern that continues onto a pathway up to a standalone garden pavilion that you could train a flowering creeper over for extra shade.

The 4 bedrooms are all carpeted with ceiling fans if you prefer natural circulation over the A/C. Three have BIRs and share the family bathroom with a shower, tub, and separate toilet, while the front master has a WIR - with custom-built joinery - and an ensuite with a shower.

Elsewhere there's a good-size laundry and the double garage with valuable rear storage and bonus off-street parking out front on the driveway.

The playground at Svoboda Park is only a 10-minute walk, same distance as Kuraby State School, while a short drive will get you to Underwood Marketplace and Kuraby train station (4 minutes), and Rochedale State High (10).

Bring the kids to the inspection and they'll have tagged their beds after the first pass! It's a winner!

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More About this Property

Property ID	B2FTF4R
Property Type	House
Land Area	670 m ²
Including	Study Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Outdoor Entertaining Built-in-Robes Remote Garage Solar Panels

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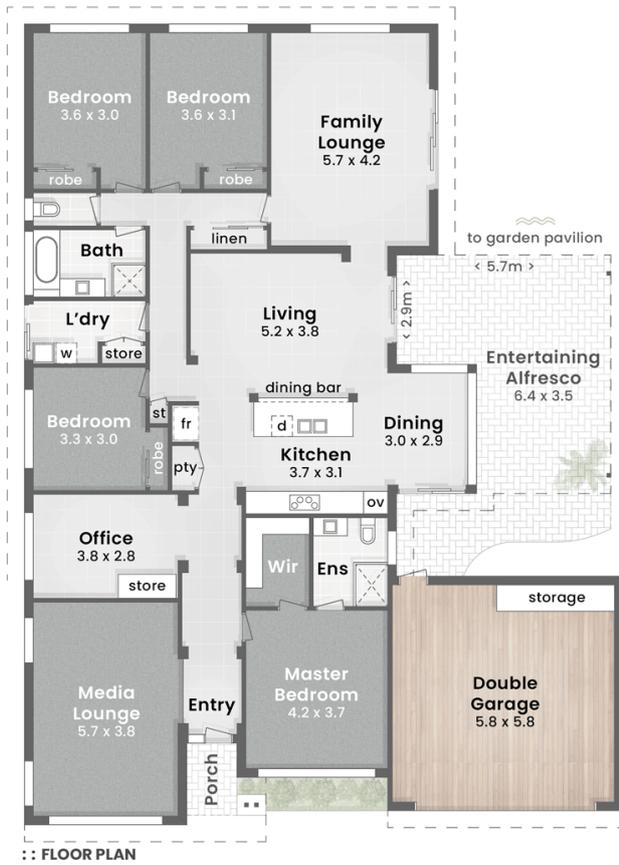
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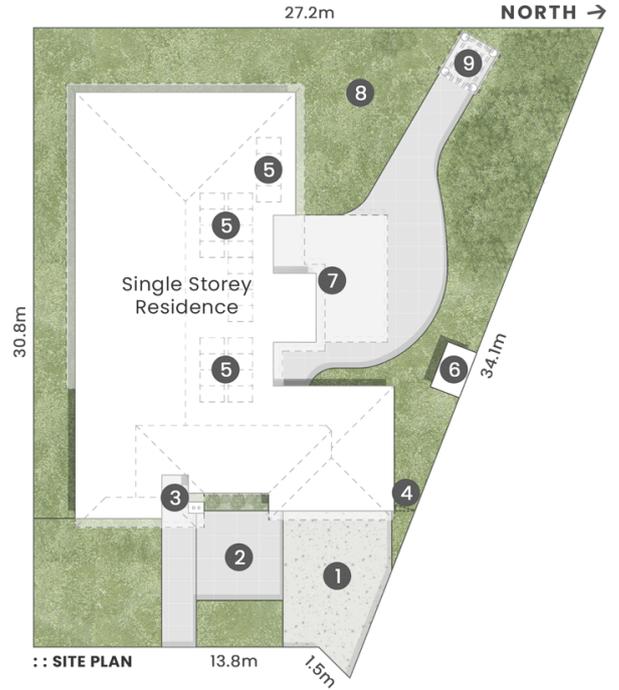
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LEGEND

- 1. Driveway Parking | 2. Open-Air Courtyard
- 3. Entry Porch | 4. Side Access Gate
- 5. PV Solar Panels | 6. Garden Shed
- 7. Entertaining Alfresco | 8. Fenced Yard
- 9. Garden Pavilion



LEMA CIRCUIT

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26 Lema Circuit
KURABY

Internal 253m² | Alfresco & Porch 32m² | Garden Pavilion 4m²
Total 289m²

670m²

4 Bed + Media + Office

2 Bath

2 Car + Off-Street

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