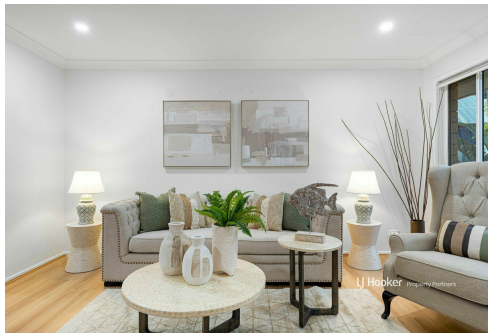
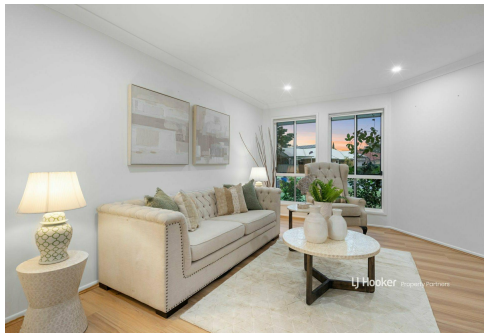




Kuraby, 30 Lema Circuit

SOLD BY FARAZ PEYMAN

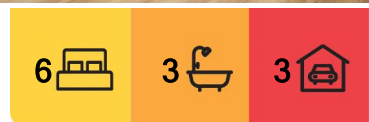
Boasting two stylishly renovated standalone brick homes, a solar-powered 4-bedroom lowset and a self-contained 2-bedroom Granny Flat with its own driveway, carport and electricity, this versatile property can cater to buyers seeking dual living solutions or a lucrative source of rental income.

Highlights:

- Main: 4 beds, combined kitchen/living/dining, sitting room, bathroom, laundry, 2-car garage
- Granny Flat: 2 beds, combined kitchen/living/dining, bathroom/laundry, single carport
- Chic new hybrid timber floors in beds/living areas + luxe large format tiles in the bathrooms
- Both updated kitchens have contemporary joinery, stone benches, all-electric appliances
- Matt black tapware, oversized above-mounted sinks, modern vanities in new bathrooms



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For Sale
Please Call

View
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LJ Hooker Property Partners
07 3344 0288

The extensive renovations undertaken across both these brick properties have thoroughly modernised their spacious interiors, creating a fresh, clean feel that is equally warm and inviting.

In the main home, the floorplan is free flowing with the front entrance branching off in two directions to provide different routes into the primary gathering hub - an open plan kitchen/living/dining area. The first is through a tranquil sitting room overlooking the front yard, while a passageway leads in the other direction past 2 of 4 bedrooms.

Whichever way you get in, the combined kitchen/living/dining zone is the best-equipped space to bring friends and family together in comfort. Air-conditioned and with doors opening to an idyllic north-facing covered alfresco area overlooking a low-upkeep fenced yard with artificial turf, it's designed for entertainers with a stylish new kitchen at its heart. An island-style dining bar with pendant lighting enables continuous flow through the cook's side of the kitchen where gleaming new stainless electric appliances await, along with new cabinetry including a walk-in pantry.

Towards the rear are 2 more bedrooms, including the master with its walk-in robe and ensuite, as well as a full bathroom and laundry. Both updated bathrooms have large format tiles underfoot and up the walls, stylish tapware, and - in the main bathroom - a new shower and tub!

The main driveway off Lema Circuit leads to a double garage with entry into the main residence, before extending along the side boundary to a single carport adjacent to the Granny Flat.

The renovations to the flat are of the same high-calibre and style as the 'big house' - with new hybrid timber flooring through every room bar the newly tiled bathroom, electric appliances, and matt black tapware. Off the front porch, it's straight into the air-conditioned, open-plan living/dining/kitchen area - a smaller version of the swish new cooking set-up next door, with a short passage to 2 bedrooms, a combined bathroom/laundry, and a separate toilet. One of the bedrooms has a built-in robe, with a more spacious walk-in off the master.

The fact that these 2 properties sit side by side but function separately, even down to the electricity, means buyers with in-laws staying can offer their loved ones total independence alongside family connection, or you could set the flat up as a retreat for an older child at uni or working full-time, or even consider renting out.

However you run the show, every resident will appreciate a location that's within walking distance to bus stops along Beenleigh Road (10 minutes), Kuraby State School (11), and even Underwood Marketplace (15 minutes). By car, it's only 4 minutes to Kuraby train station, 8 to Runcorn State High, and 10 to Pinelands Plaza.

With all the work done for you, this could be the move-in-ready option you've been looking for.

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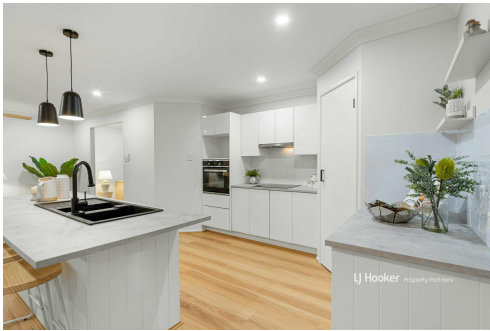
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More About this Property

Property ID	B21XF4R
Property Type	House
Land Area	808 m ²
Including	Ensuite Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage Solar Panels

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30 Lema Circuit KURABY

808m²

6 Bed

3 Bath

3 Car + Off-Street

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Main Internal 196m² | Granny Flat 74m² | Alfresco & Porches 23m² | Carport 19m²
Total 312m²

DISCLAIMER: This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of Pure Design Concepts. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken of building design. Find out more at puredesignconcepts.com.au

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