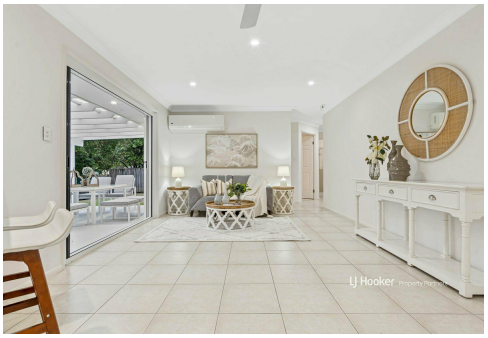
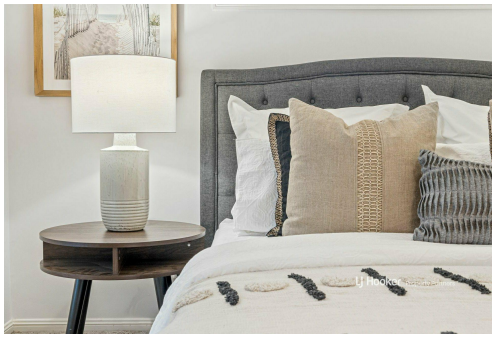
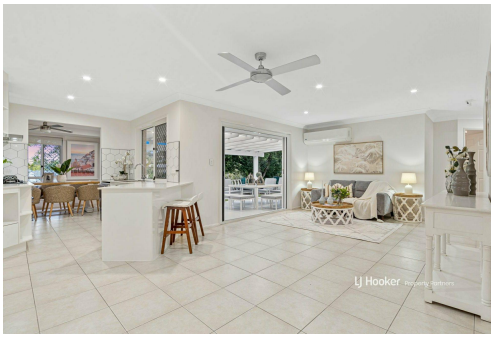








Kuraby, 34 Sheffield Place

SOLD BY FARAZ PEYMAN

4 2 2

For Sale
Please Call

View
ljhooker.com.au/B267F4R

Contact
Faraz Peyman
0424771557
farazpeyman@ljhpp.com.au

Perched on a tranquil, leafy cul-de-sac in the heart of Kuraby, this immaculate four-bedroom family home is the epitome of quaint charm and modern convenience. Perfectly positioned close to a park, public transport, primary school, and childcare, it offers a lifestyle brimming with ease and comfort. Recently updated with fresh paint, brand new roller blinds, a modern kitchen, updated bathrooms, and new bi-fold doors leading to a spacious pergola, this home exudes stylish appeal. Security is paramount, with a new Samsung digital lock and seven security cameras ensuring peace of mind. Energy efficiency is also a highlight, thanks to a new 12.76 kW solar system and a 321 L hot water system. With air conditioning and ceiling fans throughout, plus two spacious living zones and a large outdoor entertainment area, this residence is as inviting as it is pristine.

Quick Snapshot:

- Immaculate four-bedroom family home in a wonderful, quiet location, close to park, public

LJ Hooker

LJ Hooker Property Partners
07 3344 0288

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transport, primary school, and childcare
- Filled with trendy near-new updates including fresh paint to walls, gutters and eaves, new roller blinds, modern new kitchen with filtered water, updated bathrooms, and new bi-fold doors to pergola
- Superbly secure with new Samsung digital lock on new front security door and seven security cameras (five external, two internal) with 24/7 recording
- Exceptional energy efficiency with new 12.76 kW solar system and new 321 L hot water system
- Air conditioning and ceiling fans throughout plus two spacious living zones and a large outdoor entertainment area

Kuraby is a fantastic family-friendly suburb offering a plethora of amenities within easy reach. Enjoy a leisurely stroll to the nearby park, public transport options, and local primary school and childcare facilities. A quick drive will take you to local shops, ensuring an easy, breezy lifestyle for the whole family.

- 120 m to Sheffield Place Park
- 700 m to bus stop
- 850 m to Kuraby Train Station
- 1.2 km to Kuraby State School
- 1.4 km to Kuraby Grove Childcare Centre
- 2.9 km to Underwood Marketplace
- 3.2 km to Runcorn State High School

Tucked away on a beautiful, quiet, and leafy cul-de-sac, this modern brick lowset boasts idyllic appeal with its adorable picket fencing and picturesque, easy-care landscaped gardens. Flawlessly presented, it has a quaint ambiance with a soaring tree out front offering shade, and a wide driveway leading to a double garage equipped with new, built-in, floor-length storage to neatly hide away kids' play equipment or camping gear.

A cute pedestrian gate allows access to the front yard, where a manicured lawn awaits, ready for kids to kick a ball around before heading inside for their evening supper. It's all kept safe and secure too with seven security cameras, five external and two internal, all recording 24/7.

This charming home has seen a grocery list of improvements, including fresh paint to the interior, gutters, and eaves, as well as updated light switches in the living areas and all new blinds to the windows. A new front security door has also been installed, along with a convenient and secure Samsung digital lock so you never have to worry about forgetting your keys again!

Step inside to a tiled foyer that leads into a spacious open-plan lounge and dining area, perfect for family relaxation or entertainment. Topped by ceiling fans and LED downlights, and surrounded by large windows that allow streams of natural light in, it is a stylish gathering space.

Continuing within, you'll find a second living area in the tiled and air-conditioned family room complete with LED downlights and a ceiling fan, creating yet more entertainment or unwinding space.

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This area adjoins the new modern kitchen, effortlessly chic with a breakfast bar, gleaming stone countertops, a plethora of white cabinetry, and quality electric appliances including a dishwasher. With filtered water and a large walk-in pantry, it is built for feeding and nurturing a busy family that appreciates peace of mind.

Trendy new bi-fold doors lead out to a large pergola where you and your guests can assemble for weekend or evening frivolities. This inviting space overlooks the low maintenance fenced backyard, which acts as a fabulous, shady play area for pets and kids.

Four bedrooms inside offer welcome retreats for each member of your family, each fitted with stylish grey carpets, soothing ceiling fans and air conditioners, and built-in robes. The master bedroom boasts its own updated ensuite with a near-new shower screen, heat lamp with exhaust, stylish vanity, and wall cabinetry/shelving. The main bathroom has seen the same updates and offers families a bath and shower configuration along with a handy separate water closet.

Additional Features:

- Garden shed
- Roof insulation
- New wall cabinets in internal laundry
- Big walk-in linen cupboard

This charming and stylish family home in Kuraby is a perfect blend of modern updates and quaint appeal, offering a delightful lifestyle in a family-friendly neighbourhood. Don't miss this opportunity to make it yours. Contact Faraz Peyman today to find out more and secure your chance to bid at the upcoming auction!

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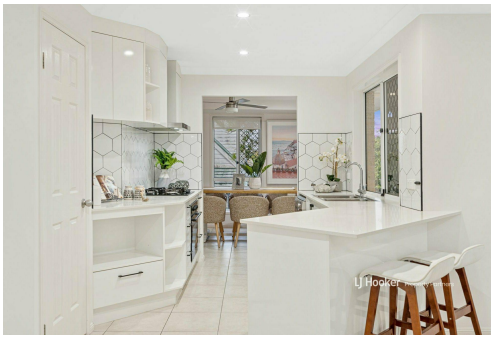
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More About this Property

Property ID	B267F4R
Property Type	House
Land Area	678 m²
Including	Ensuite Air Conditioning Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage Solar Panels

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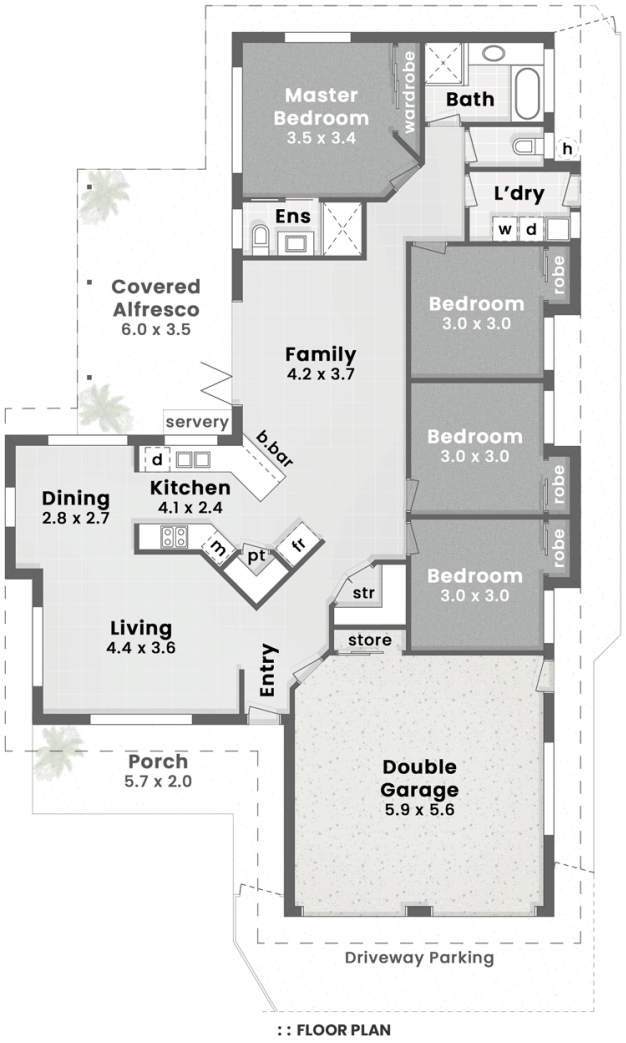








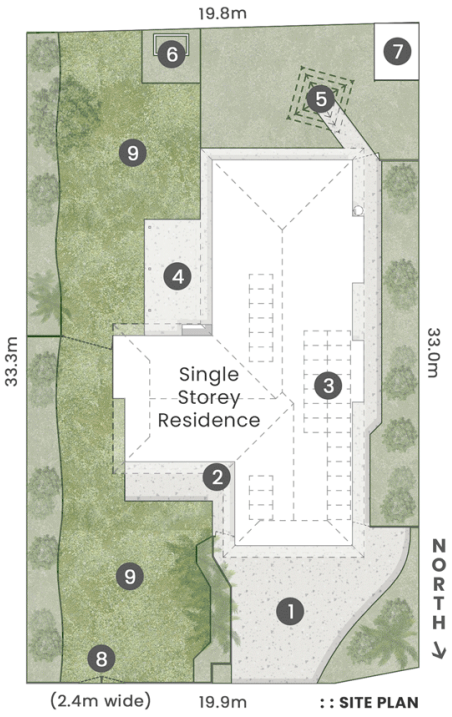
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: : FLOOR PLAN

LEGEND

1. Driveway Parking | 2. Entry Porch
3. PV Solar Panels | 4. Covered Alfresco
5. Hills Hoist | 6. Veggie Patch
7. Garden Shed | 8. Front Access Gate
9. Fenced Grass Yard



: : SITE PLAN

SHEFFIELD PLACE

LJ Hooker Property Partners

34 Sheffield Place
KURABY

Internal 175m² | Covered Alfresco 21m² | **Total 196m²**

678m² | 4 Bed | 2 Bath | 2 Car + Off-Street

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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