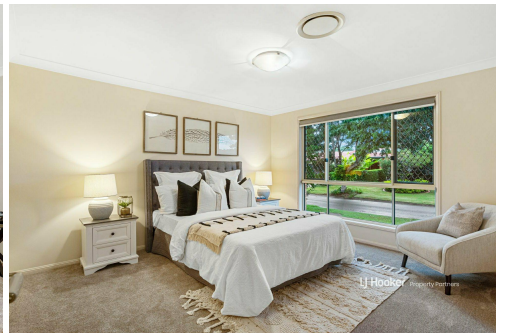
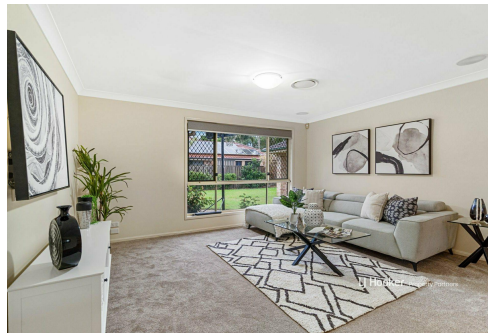
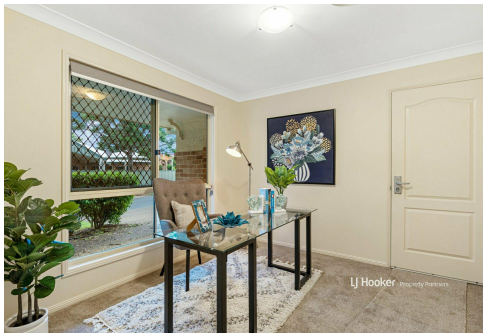




LJ Hooker Property Partners



Kuraby, 36 Lema Circuit

SOLD BY FARAZ PEYMAN

We often see family homes with a spacious combined living/dining/kitchen area, but this massive, solar-powered brick lowset with ducted A/C has all that plus a formal living room, formal dining room, a study, four generous bedrooms, and a huge covered outdoor entertaining area overlooking a grassy, north-facing side yard.

Highlights:

- Large format tiling through entrance, central passage into open plan living/dining/kitchen
- Cosy carpet underfoot in the formal living & formal dining rooms + all beds
- 3 beds with BIRs, the master has a spacious walk-in and ensuite with a corner shower
- Main bathroom with shower and bath, separate toilet and a family-size laundry next door
- Handy side gate access off double garage to a private lawned yard and outdoor living area

4

2

2

For Sale
Please Call

View
ljhooker.com.au/B1W3F4R

Contact
Faraz Peyman
0424771557
farazpeyman@ljhpp.com.au



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Decoratively moulded cabinetry abounds in this delightful home, including in the two bathrooms, but nowhere is it showcased better than in the massive kitchen beside the rear living and dining rooms. In here, there's plenty of space for at least a trio of high stools along the fixture-free breakfast bar, offering a handy place for enjoying casual meals with great sight lines to where the action will take place around the electric cooktop and wall-mounted oven.

The adjacent dining room and lounge both have screened sliders opening onto a covered alfresco area supported by a series of brick pillars matching the home's exterior.

Overlooking a fully fenced grassy yard with simple shrubbery, this outdoor entertaining area has all the room in the world for hosting lively gatherings with family and friends or intimate evenings with your plus one.

Whether you're throwing a party or it's just the family at home, this residence has comfortable spaces inside and out for everyone! Separate from the rear living/dining area is an open formal living room off the central hallway, with a semi-enclosed formal dining room opposite. Like the bedrooms and the study next to the formal living room, these areas are all plush carpeted for lounging about!

Of the four dedicated bedrooms, remembering you could turn the study into a fifth if you needed, three have sliding door built-in robes, while the front-facing master has a luxe walk-in robe and an ensuite with a shower.

Between the three rear bedrooms is a main bathroom with a bath, shower and the toilet next door, a laundry room and linen press.

Location-wise, it's an easy 10-minute stroll to Beenleigh Road bus stops, Kuraby State School and several fun-filled parks and playgrounds. 15 on foot will get you to Underwood Marketplace for all your shopping needs, or you can take the car and be there in 3. Kuraby train station is a 4-minute drive and 8 will get you to Runcorn State High.

For space-seeking families, this beauty could be the dream home you've been searching for.

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More About this Property

Property ID	B1W3F4R
Property Type	House
Land Area	605 m ²
Including	Ensuite Air Conditioning Ducted Cooling Toilets (2) Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage

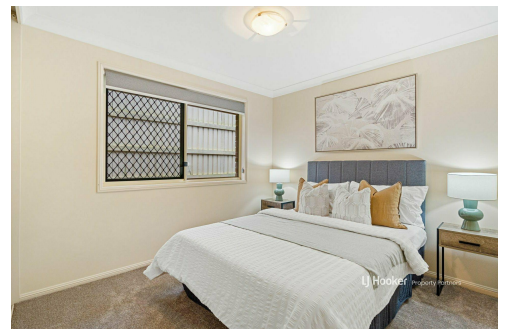
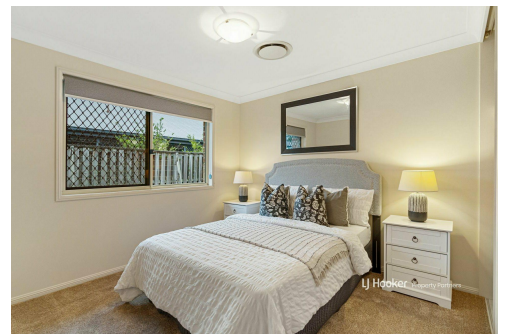
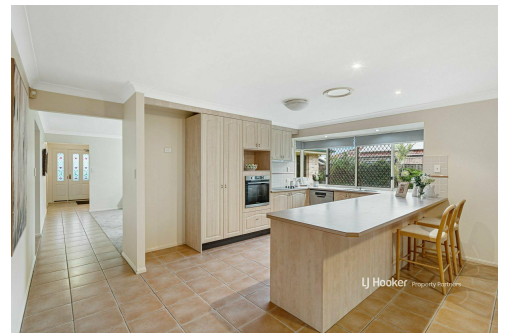
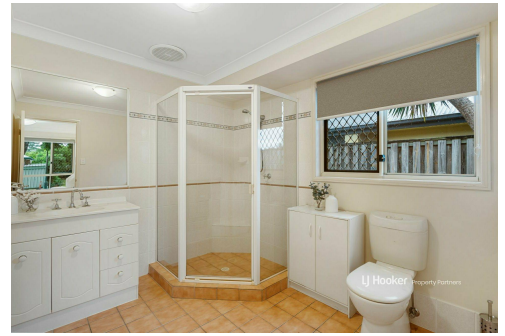
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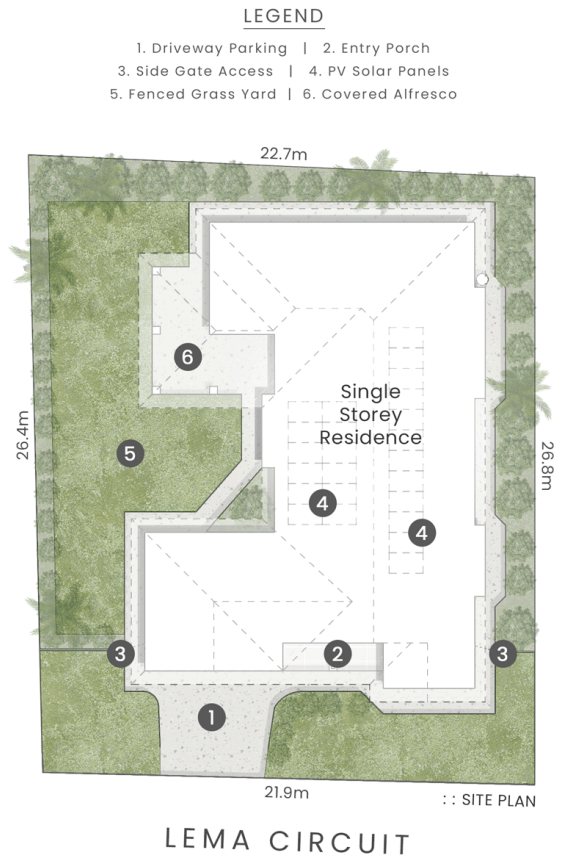
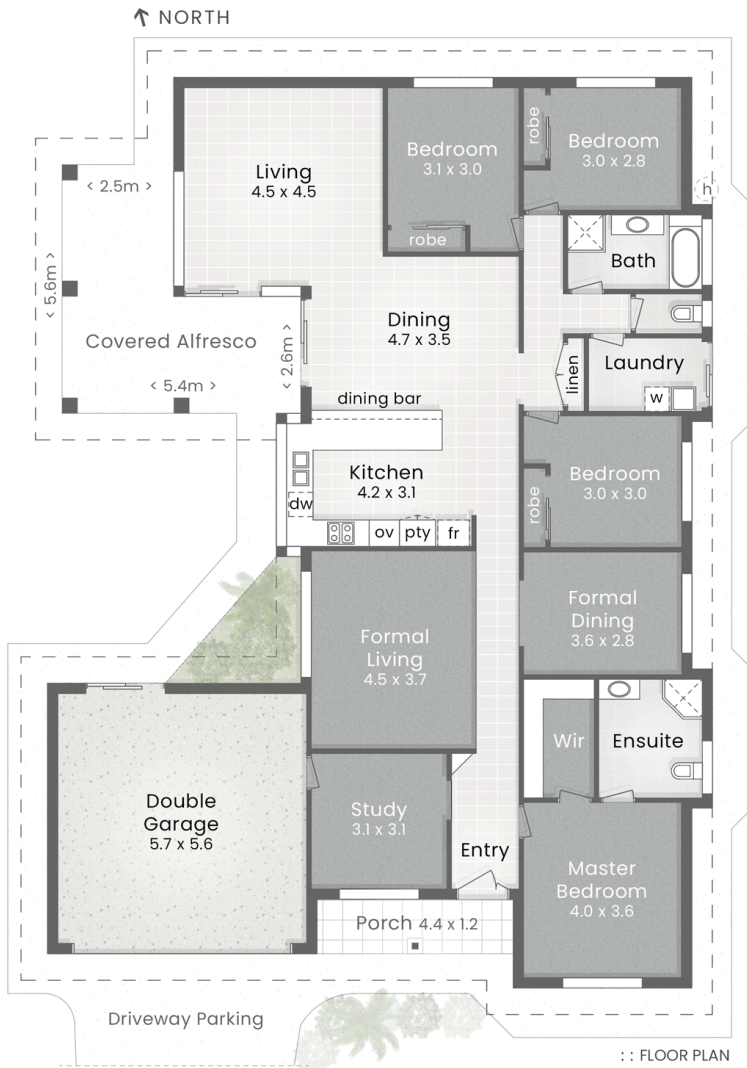
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**LJ Hooker Property Partners
07 3344 0288**



36 Lema Circuit KURABY

605m²

4 Bed + Study

2 Bath

2 Car + Off-Street

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Internal 228m² | Porch & Alfresco 27m² | Total 255m²

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