





40 Chesterfield Crescent, Kuraby

Family-Friendly Two-Storey Home in a Peaceful Green Setting

Set on a large 835m2 block, this well maintained and cared for family home offers plenty of space, comfort and flexibility. Designed for easy family living and entertaining, the home features four bedrooms, three bathrooms, several living areas, excellent storage, large laundry, and a double garage with direct access into the house.

At a glance:

- Multiple living spaces including open-plan kitchen, dining, and family area, separate formal lounge and dining room, rumpus room and upstairs retreat
- Four upstairs bedrooms, including a master with walk-in robe, ensuite, and balcony
- Full bathrooms on each floor, internal laundry, secure double garage, Crimsafe screens, plantation shutters, multiple fans, and raked ceiling
- Covered outdoor entertaining area with terraced gardens, a large lawn, in a peaceful leafy setting
- Walk to Kuraby State School, local parks and the train station; Runcorn State High and Underwood Marketplace are just minutes

4 3 2

FOR SALE
$1,280,000+

VIEW
Sat 21st Nov @ 10:30AM - 11:00AM

AGENTS
Faraz Peyman
0424771557
farazpeyman@ljhpp.com.au

AGENCY
LJ Hooker Property Partners
07 3344 0288

All information contained therein is gathered from relevant third parties sources.
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LJ Hooker

by car

The centre of the home is the spacious open-plan kitchen, dining and family area. The kitchen includes plenty of bench space, lots of cupboards and quality electric appliances, making it easy to prepare meals and entertain guests. This area connects smoothly to the main living spaces, creating a welcoming place for family and friends to gather.

For extra space, there is a separate formal lounge and dining room, ideal for special occasions. A large rumpus room with a high sloping ceiling provides many options, including as a games room, media room, children's playroom or entertainment area with space for a pool table. Upstairs, there's also a retreat that can be used as a study, home office or quiet relaxation area.

The master bedroom provides a peaceful private space for parents, complete with a walk-in wardrobe, ensuite bathroom and timber balcony overlooking the leafy surroundings.

Additional features include solar panels and roof insulation to help reduce electricity costs, Crimsafe security screens downstairs, plantation shutters and ceiling fans throughout the home for added comfort and security.

Outside, you can enjoy the best of Queensland living. A covered outdoor entertaining area looks over the sparkling in-ground swimming pool. Terraced gardens, a large lawn and a peaceful bushland backdrop create a private outdoor space for relaxing, playing and spending time with family and friends.

The location is another highlight. Kuraby State School, the train station and local parks are all within easy walking distance. Underwood Marketplace, Runcorn State High School and the Islamic College of Brisbane are only a short drive away. Community and faith centres are also nearby. With schools, shops, public transport and major roads close by, this home offers both convenience and a great lifestyle.

With generous bedroom and living spaces, excellent storage, great outdoor entertaining areas and a peaceful setting, this is a wonderful opportunity to secure a family home that can be enjoyed for many years to come.

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Apex Capital Group FP P/L with Sunnybank Districts P/L T/A LJ Hooker Property Partners ABN 21 107 068 020 / 21 107 068 020

MORE DETAILS

Property ID	B59DF4R
Property Type	House
Land Area	835 m2
Including	Ensuite
	Toilets (3)
	Pool
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Remote Garage
	Solar Panels
	Water Tank











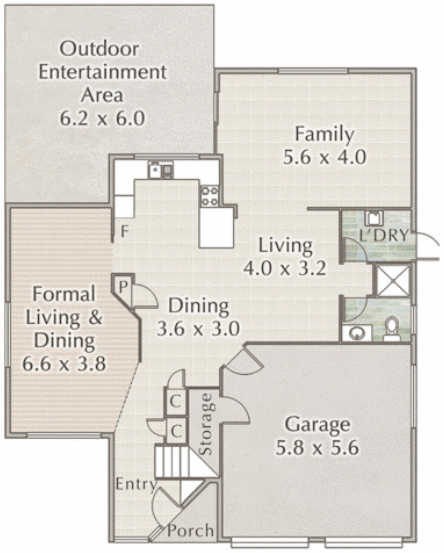
Faraz Peyman 0424771557
Agent/Independent Contractor | farazpeyman@ljhpp.com.au

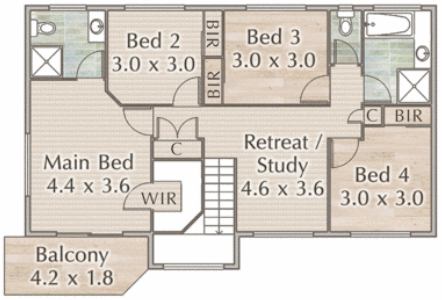
LJ Hooker Property Partners 07 3344 0288
25 Pinelands Road, SUNNYBANK HILLS QLD 4109
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au

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Property Partners

FARAZ PEYMAN
0424 771 557







SITE PLAN

1 Porch
2 Garage
3 Outdoor Entertainment Area
4 Garden sheds
5 Side gate
6 Pool

40 Chesterfield Crescent **KURABY**

4 | 3 | 2 | 256m² | 835m²

NORTH

DISCLAIMER
Please note every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of doors, rooms and any other item are approximate and no reponsibility is taken for any error, omission or misstatement. This plan is for marketing purposes only.

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