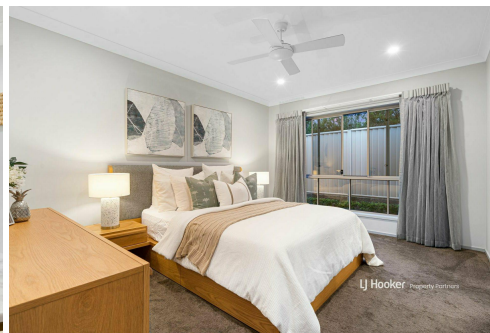
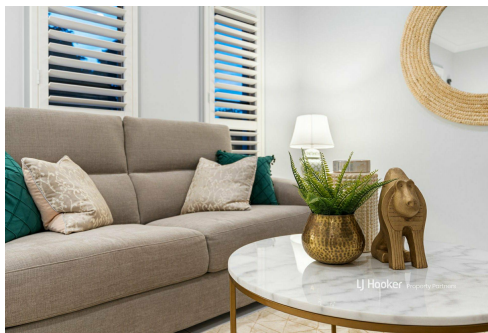
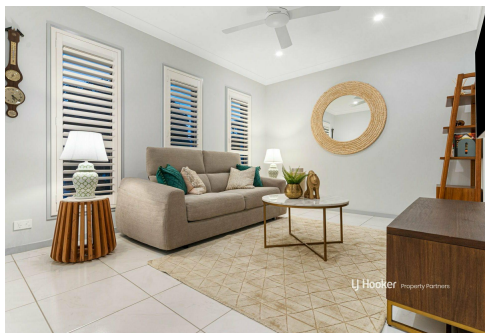




Kuraby, 46 Valley Circuit

SOLD BY FARAZ PEYMAN

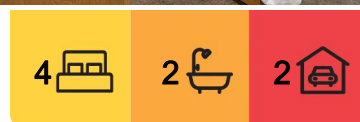
With bill-busting solar panels atop its contemporary angled roofline, this six-year young rendered lowset catches your eye from the get-go! Set back from the street behind green lawns and enjoying a slightly elevated position on this generous suburban block, its spacious 212m² interior with 2.6m ceilings boasts a host of creature comforts from integrated A/C to plush carpets through the four bedrooms, multiple Crimsafe doors, and a suite of mod cons in the gorgeous kitchen.

Highlights:

- Light-filled combined living/dining area next to a designer kitchen with a huge walk-in pantry
- Bonus media room overlooking front garden through a trio of plantation-shuttered windows
- 3 bedrooms with built-in robes + master with a large walk-in and an ensuite with twin



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For Sale
Please Call

View
ljhooker.com.au/B1WSF4R

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LJ Hooker Property Partners
07 3344 0288

vanity

- L-shaped covered alfresco area of some 25m2 opening off both the kitchen and living room
- Big double garage with built-in storage and epoxy flooring + extra parking on the driveway

Durable and attractive, the large format floor tiles that greet you on entry run through all the high-traffic areas of this stunning home - from the front media room down the central passageway to the main living/dining/kitchen area at the rear.

For the cooks in the house, this kitchen will be a dream discovery. Abundant dark-hued cabinetry with swish vertical handles embrace sleek stone bench tops, naturally highlighted through the stream of daylight that pours through the window splashback behind an impressive gas cooktop and rangehood. There's a time-saving dishwasher and a fabulous walk-in pantry behind a sliding door at the side, with extra bench space, shelving and enclosed storage - plus the same subway tile splashbacks as those in the kitchen. There's even plumbing capacity for water dispensing fridges in the fridge cavity!

In the dining space, a gorgeous pendant light is ready to grace your feasting table while your entertainment needs are pre-sorted with a custom-built storage and display wall unit already in place in the living area.

Sheer blinds cover the two sets of glass sliders that extend this welcoming social zone onto a fan-cooled alfresco entertaining area. Ready for year-round use with night lighting, this outdoor space overlooks a play-friendly grassy yard embraced by tropical-planted terraced garden beds. There's a handy storage shed for bikes and other household gear, and a discreet drying court down the side of the house with access to and from the family-friendly laundry.

While you have solar up top to offset your electricity usage, if you don't wish to hit the A/C all summer long, there are ceiling fans in all the internal living and sleeping areas.

Accommodations are generous here with two bedrooms sitting on either side of a central family bathroom, the laundry and a big linen press, and the other two off the main hallway - including the master with its big walk-in wardrobe and stylish ensuite with double vanity. Both the bathrooms are fitted with chic floor-to-ceiling tiles, the main bathroom including a separate powder room with mirror and wash basin, adding convenience.

On the location front, you can walk to nearby parks - including the hidden gem that is McCorkells Lagoon, and it's just a short drive to city/coast-bound trains (3 minutes), bustling Underwood Marketplace (4), Kuraby State School (6), and Runcorn State High (7).

Treat your family to a southside lifestyle that's serene, secure and convenient!

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More About this Property

Property ID	B1WSF4R
Property Type	House
Land Area	556 m ²
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage Solar Panels Water Tank

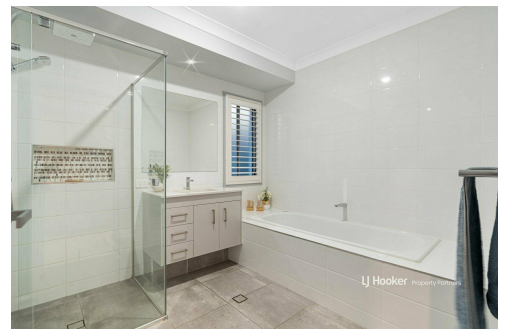
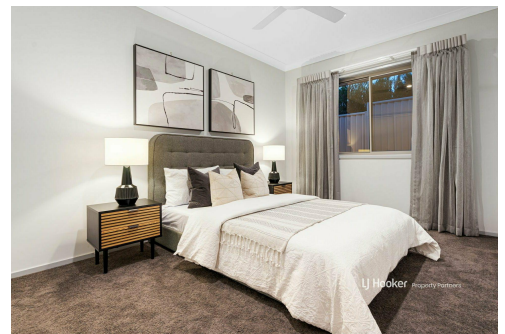
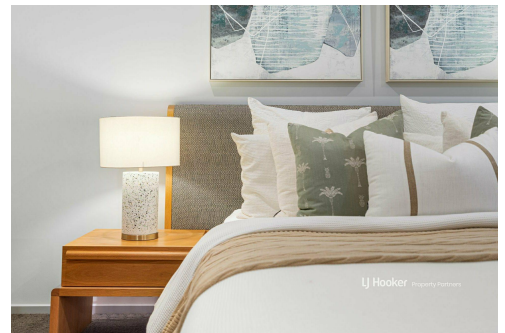
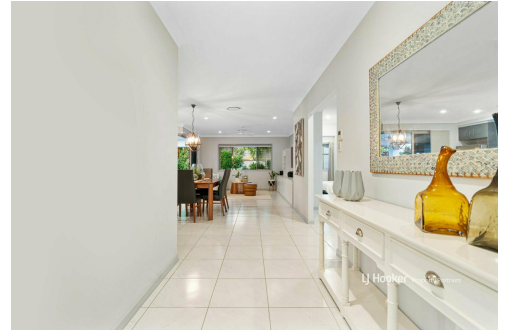
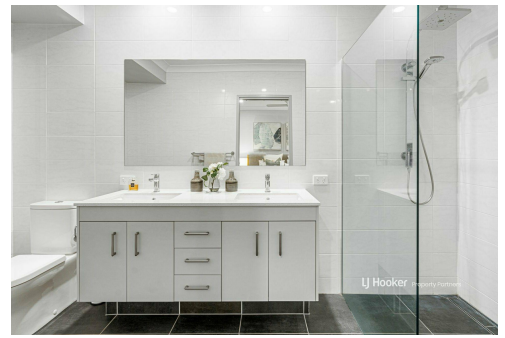
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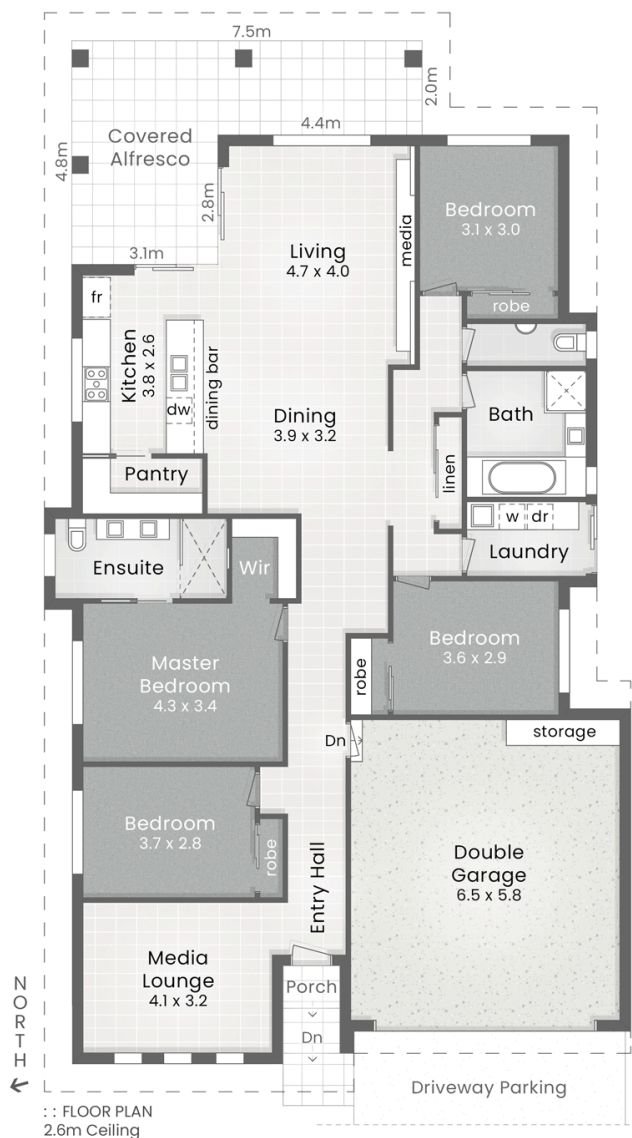
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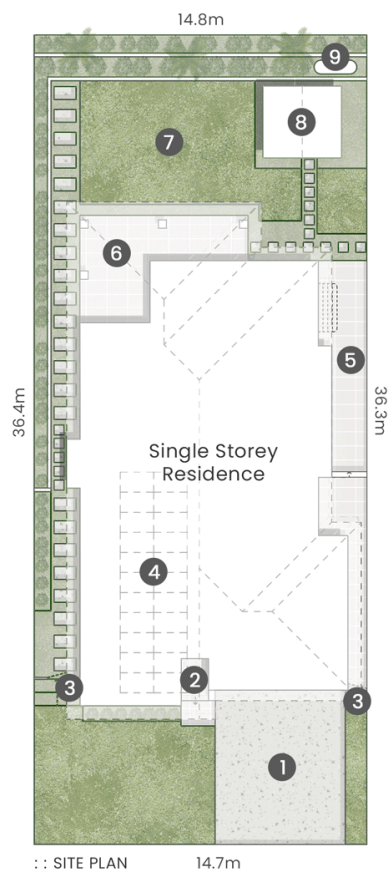
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LEGEND

- 1. Driveway Parking | 2. Entry Porch
- 3. Side Gate Access | 4. PV Solar Panels
- 5. Drying Court | 6. Covered Alfresco
- 7. Fenced Grass Yard | 8. Shed (3.3 x 3.0)
- 9. Water Tank



VALLEY CIRCUIT

46 Valley Circuit KURABY

556m²

4 Bed + Media

2 Bath

2 Car + Off-Street

LJ Hooker
Property Partners

Internal 212m² | Porch & Alfresco 28m² | Total 240m²
Shed 11m²

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