



5 Clifford Close, Kuraby

SOLD BY FARAZ PEYMAN




Boasting a fully refurbished self-contained powder room and boosted storage capacity in both the double garage and through a smart extension of an existing covered area down the side, this 4-bedroom lowset in a quiet cul-de-sac is putting its best foot forward to market.

Highlights:

- Tiled combined kitchen/family/dining room + a carpeted separate lounge
- Rear living hub opens to alfresco patio, lounge + garage extend to side storage/laundry
- 4 carpeted bedrooms running down one side, all with BIRs, master with private ensuite
- Generous family bathroom with shower & tub, the swish new toilet/vanity next door
- Walk to parks & bus stops + a short drive to Fruitgrove train station & 3 local shopping hubs

We love a layout that promotes household harmony and this is a top example of how simplicity can be the key to success! Stepping in off the front porch or from the garage, a tiled entry passage runs past a carpeted lounge/playroom, into a spacious combined kitchen/family living/dining hub.

Bathed in light thanks to the twin stack of sliders that open onto the

4  2  2 

FOR SALE

Please Call

AGENTS

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AGENCY

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large covered outdoor entertaining patio, this is a welcoming inter-connected social hub, the kitchen eager to reel in the home cook with a practical u-shape layout incorporating a brekky bar, twin sink, dishwasher, electric cooker and wall oven - with ample cabinetry and a huge fridge recess.

Four carpeted bedrooms, along with a family bathroom and the fancy upgraded powder room next to it, complete with polished full-height tiling and slimline modern vanity, form a side sleeping wing. All rooms have BIRs, but while the 3 kids' rooms are identical in size, the rear master is larger and has double the storage capacity, plus an ensuite with a shower and slider to the backyard.

As well as being well-maintained by its current owners, the nifty upgrades have really upped the ante. We all know you can never have enough storage and, by extending the covered enclosure that runs off one side of the house, and shifting the laundry facilities in, there's now a place in the double garage to stow bulky items. The modified tiled side hub has also created another valuable storage area towards its rear, where a sliding door now opens onto the backyard.

While there's lots of lawn out front, the back patch is more modest, sitting between stone-walled raised gardens along the fence line and a concreted open-air games area beside the paved patio.

Combine all these features with ducted multi-zone AC, solar panels, security cameras, a garden shed, bonus off-street parking on the wide front driveway, a park at the end of the street and the train station, zoned schools, and vibrant local shopping hubs all within a short drive - and the result is one winning property!

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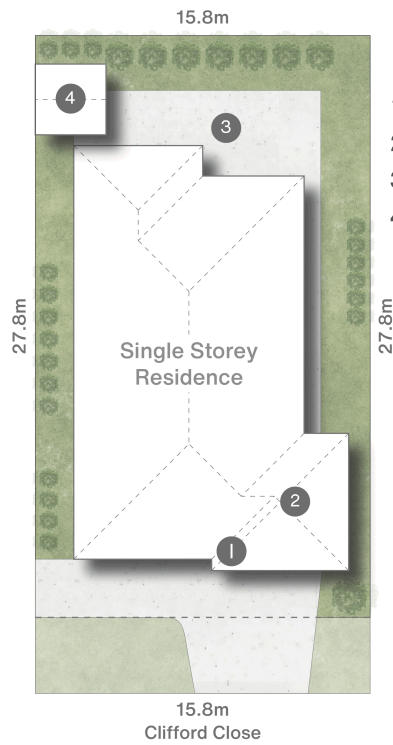
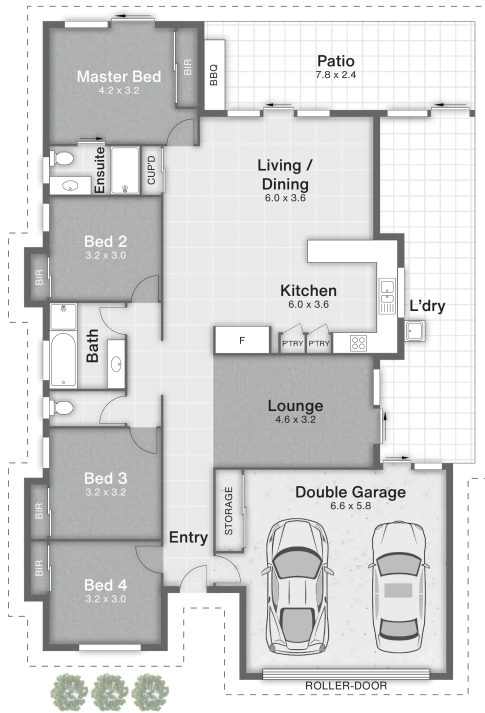
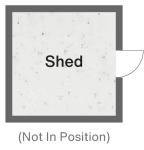
MORE DETAILS

| | |
|---------------|----------------------|
| Property ID | B3ECF4R |
| Property Type | House |
| Land Area | 450 m2 |
| Including | Ensuite |
| | Air Conditioning |
| | Ducted Heating |
| | Dishwasher |
| | Outdoor Entertaining |
| | Built-in-Robes |
| | Remote Garage |
| | Solar Panels |
| | Water Tank |

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- 1 Porch
- 2 Garage
- 3 Patio
- 4 Shed

5 Clifford Close **KURABY**

4 | 2 | 2 | 225m² | 450m²



DISCLAIMER
This is not a legal document; all measurements and dimensions are approximate and are subject to errors, omission or misstatement. No liability will be accepted. Plans are shown for marketing purposes only.