



56 Valley Circuit, Kuraby

Light-filled 4-bedroom lowset in prize neighbourhood

Nestled in the heart of Pioneer Valley estate, surrounded by other contemporary homes, this 4-bedroom single storey residence delivers a sophisticated living solution for the modern family.

Highlights:

- Timber flooring through open plan living/dining/kitchen + second living area & all beds
- Chic kitchen: electric cooktop, dishwasher, tiled splashbacks, brekky bar, pendant lights
- 3 beds with BIRs + master with WIR & ensuite (twin vanity), family bathroom (tub + shower)
- Covered alfresco patio, fenced backyard, concreted side access/gates, play areas front/back
- Picture windows, 6-zone Daiken ducted AC, solar-ready, security screens

Essential viewing for buyers with a few kids in tow or couples starting out on their family journey, the home is bathed in natural light thanks to expansive windows in its 2 living hubs and the 4 generous bedrooms - all sporting glorious timber flooring.

The primary gathering space comprises a combined living/dining

4 2 2

FOR SALE

\$1,380,000

VIEW

Sat 26th Sep @ 10:00AM - 10:30AM

AGENTS

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room beside a stylish kitchen with all-electric mod cons, feature tiled splashbacks, and pendant lights over the breakfast bar; it opens directly onto a covered outdoor entertaining patio and the fully fenced back/side yards.

Three of the bedrooms branch of this main social zone, the large master with a WIR and an ensuite (twin vanity and shower), and the 2 equal-sized kids' rooms kitted with BIRs, the family bathroom next door with a shower and tub.

The second living room is an open space that would make a great rumpus, a quiet reading haven or a private retreat for the use of guests staying in the 4th bedroom adjacent to the main entry. A handy study nook has been incorporated into the big living area, and there's a substantial laundry, linen press, and a secure double garage.

Contemporary homes dominate this scenic southside pocket, so this 10-year-old brick-veneer dwelling fits perfectly in its surroundings. The area boasts an abundance of parklands/playgrounds, falls inside the Kuraby State School & Runcorn State High catchment, and Underwood Marketplace and Kuraby train station are both only a 5-minute drive.

For a family-friendly location & a home that can evolve with your changing needs - look no further.

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Fans Real Estate Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 74 512 885 661 / 21 107 068 020

MORE DETAILS

Property ID	B4ZNF4R
Property Type	House
Land Area	480 m2
Including	Air Conditioning
	Ducted Heating
	Courtyard
	Dishwasher
	Built-in-Robes
	Fully Fenced
	Solar Panels

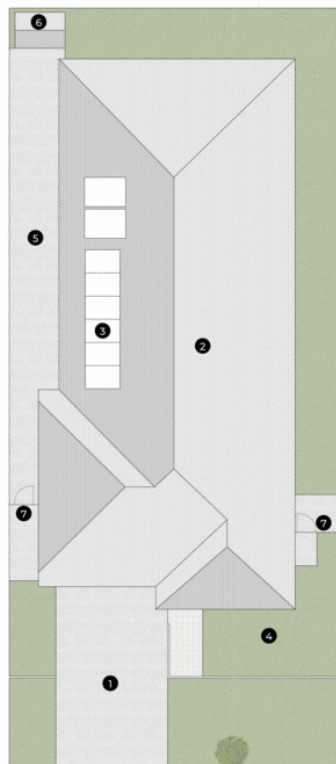
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4 2 2 220sqm 480sqm



Scale in meters. Indicative only. Dimensions are approximate.
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