



70 Valley Circuit, Kuraby

## SOLD BY FARAZ PEYMAN




This sophisticated double-storey home has been thoughtfully designed to accommodate the needs of a modern family, offering generous proportions, quality finishes, and a versatile layout ideal for everyday living and entertaining. Set in a peaceful and well-connected pocket of Kuraby, this modern five-bedroom stunner is surrounded by an abundance of family amenities - from parks and public transport to schools and shopping hubs - ensuring everyday convenience blends seamlessly with relaxed suburban living.

Inside, a sprawling open-plan layout creates a free-flowing space for entertaining and daily life, complemented by an intimate upstairs rumpus, and a deluxe kitchen ready to host gourmet feasts or casual breakfasts. Outside, a large, landscaped backyard and drive-through garage access offer space for kids and pets or secure storage for additional vehicles, boats, or caravans. Finished with stylish features and high-end inclusions, this is family living at its most refined.

### Highlights You'll Appreciate

- Five-bedroom family haven in a quiet enclave near local parks, transport, childcare, schools, and shopping centres
- Spacious open plan tiled living and dining area, plus a private upstairs rumpus
- Sophisticated kitchen with stone benchtops, dishwasher, gas

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

5  2  2 

### FOR SALE

Please Call

### AGENTS

Faraz Peyman  
0424771557  
farazpeyman@ljhpp.com.au

### AGENCY

LJ Hooker Property Partners  
07 3344 0288



- cooktop, large oven, walk-in pantry, and chic pendant lighting
- Expansive backyard with tiled patio and drive-through access from garage to carport for extra vehicle or trailer storage
- Premium finishes throughout, including Plantation shutters, designer feature lighting, five-zone ducted air conditioning upstairs, and a guest powder room downstairs

Kuraby is a hidden gem for families seeking a peaceful suburban lifestyle without sacrificing convenience. Surrounded by leafy parks and with easy access to public transport, quality schools, and shopping hubs, this home sits in an idyllic spot that offers both tranquillity and practicality. You'll enjoy morning strolls to nearby green spaces, quick school drop-offs, and effortless access to everything from local shops to city-bound transport.

- 350 m to Pioneer Drive Park
- 850 m to bus stop
- 1 km to Kuraby State School
- 1.6 km to Kuraby Train Station
- 1.7 km to Kuraby Grove Childcare Centre
- 2 km to Underwood Marketplace
- 3.9 km to Runcorn State High School

Surrounded by other quality residences on a leafy, peaceful street, this contemporary brick home makes a striking first impression. Neat hedges and lawns flank the wide driveway leading to a double garage, while handy drive-through access connects to a rear carport - an ideal setup for securely storing extra vehicles, caravans, trailers or boats. A softly lit portico beckons you into the expansive and elegant interior within.

Beyond the gleaming tiled foyer, you'll find a thoughtfully designed layout that's perfect for hosting guests or relaxing with loved ones. The home's sophisticated vibe is amplified by sleek Plantation shutters, on-trend lighting, and a generous use of space.

A plush carpeted fifth bedroom sits at the front, while at the rear, a large, air-conditioned living and dining zone creates a central hub for connection and comfort.

The modern kitchen is a centrepiece for family life, with a spacious island bench ideal for casual meals or entertaining. Gleaming stone countertops provide ample prep space, while the generous cabinetry, walk-in pantry, large oven, and gas cooktop ensure a streamlined cooking experience. Finished with elegant pendant lighting and a built-in dishwasher, it's the kind of space that elevates everyday routines.

Just beyond the central living space lies a generous tiled patio, ready for alfresco dinners or weekend celebrations. The adjoining carport offers additional space for entertaining or undercover parking, while the lush, landscaped backyard provides a secure and serene setting for kids and pets to play, explore, and enjoy Queensland's beautiful weather year-round.

The upper level is made for relaxed family living. A cosy carpeted rumpus or kids' retreat offers flexibility for growing households, while four additional bedrooms surround it, each generously sized and featuring five-zoned ducted air conditioning and ceiling fans. Three include built-in wardrobes, while the master suite showcases a walk-in robe, and stylish ensuite with dual vanity and rainfall shower. A main family bathroom with bath, shower, and separate toilet adds extra convenience.

Notable Extras:

- Downstairs guest powder room

- Internal laundry
- Security alarm system
- Solar hot water system

Homes of this calibre, offering both size and style in such a family-friendly location, are simply irresistible. To find out more or arrange your inspection, contact Faraz Peyman today.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

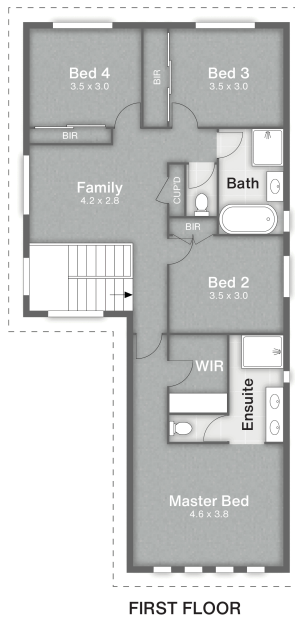
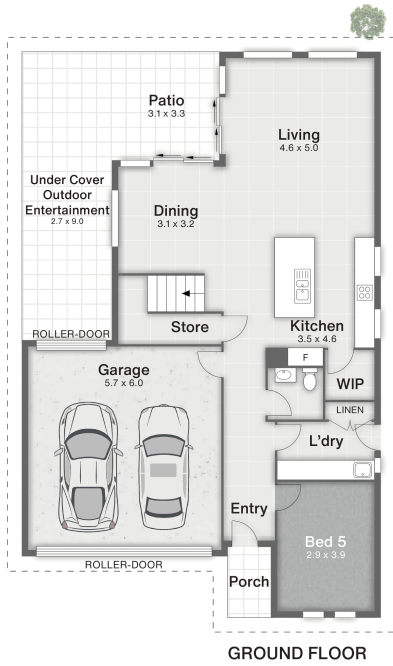
## MORE DETAILS

Property ID	B3BSF4R
Property Type	House
Land Area	482 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Alarm
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Remote Garage
	Solar Hot Water

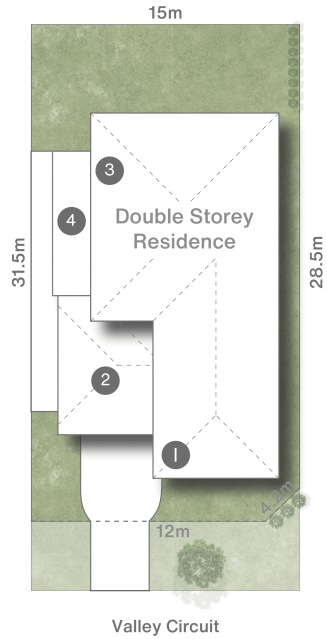
**Faraz Peyman 0424771557**  
Agent | farazpeyman@ljhpp.com.au

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





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



70 Valley Circuit **KURABY**

5 | 2 | 2 | 265m<sup>2</sup> | 482m<sup>2</sup>

←  
NORTH

**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.