

80 Rubicon Crescent, Kuraby

Black Friday Special! Ends 27/11!!! Easy-upkeep 4-bed brick lowset: move in or rent out in a flash!

Framed by mow-and-go lawns and only a 15-minute stroll to Kuraby train station for breezy city commutes, this light and bright 4-bedroom home has wide market appeal —offering a sensational single-level living solution for first time buyers, downsizers, investors, or families with young kids.

Highlights:

- Combined kitchen/living/dining with AC + a fan-cooled family room, timber-look floors in all, wrapped in fresh paint throughout
- 4 fan-cooled, carpeted bedrooms, 3 with BIRs, the master with a WIR + an ensuite (shower)
- Good-size main bathroom (shower & tub), separate toilet, laundry facilities in double garage
- Undercover outdoor patio off the living/dining hub, ample extra parking on front driveway
- Convenient location central to Pinelands Plaza, Underwood Marketplace, parks, local schools

4 2 2

FOR SALE
Black Friday Special! Ends 27/11

VIEW
By Appointment

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LJ Hooker

If you're chasing a low-maintenance home life —whether for yourself or your renters —this property needs to rocket to the top of your inspection list! Apart from setting the sprinkler loose on the lawns flanking the house (the backyard is fenced), there's little yard work to worry about —a feature some buyers will love, and others can easily change if lush garden scapes are your preference.

Inside, the house has an appealing, free-flowing floorplan, freshly painted and anchored by 2 living spaces: an air-conditioned open-plan kitchen/lounge/dining hub that opens onto a covered outdoor patio, and a separate, fan-cooled family room adjacent to the entry hall. For the home chef, the kitchen offers ample storage and bench space, a brekky bar, twin sink, tiled splashbacks, and modern appliances (electric cooktop, under bench oven, rangehood).

The largest of the 4 fan-cooled bedrooms, the master enjoys a streetside outlook and has both a spacious walk-in-robe and a self-contained ensuite with a shower. There's a bedroom just across the hall that would be a perfect nursery (or study if you need), while the other 2 beds sit off the living/dining hub, distanced by a spacious family bathroom (shower and tub) with a private toilet.

For your much loved 2-and 4-wheeled vehicles —be they cars, bikes, a trailer or tinny —the double garage offers secure housing as well as laundry facilities. There's also more off-street parking available on the driveway.

As well as having vast tracts of bushland nearby, it's a leisurely walk from here past Kuraby train station to reach established precincts like Wally Tate Park with its cricket/skate ramp facilities and an off-leash dog area. By car, it's a 5-minute drive to both Kuraby State school and Runcorn State High, and you're mid-way between Pinelands Plaza and Underwood Marketplace for cruisy shopping runs.

If it's the easy life you seek, your search ends here!

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MORE DETAILS

Property ID	B59KF4R
Property Type	House
Land Area	450 m2
Including	Ensuite
	Air Conditioning
	Outdoor Entertaining
	Built-in-Robes
	Remote Garage











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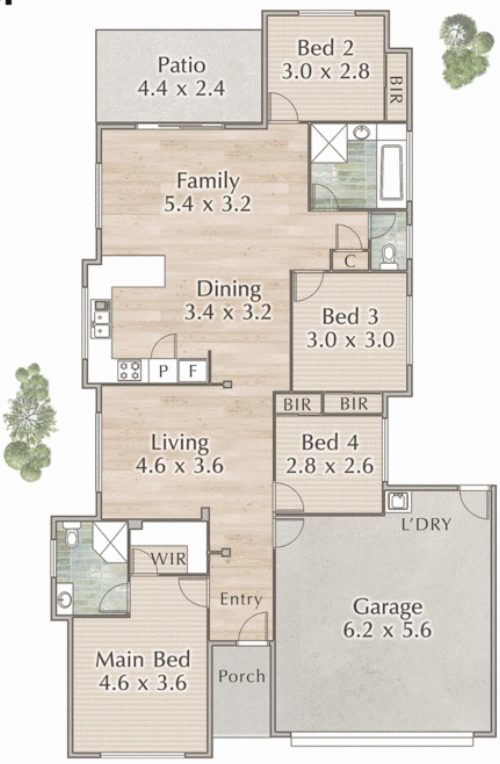



SITE PLAN

1 Porch
2 Garage
3 Patio
4 Side gate

80 Rubicon Crescent **KURABY**

4 | 2 | 2 | 450m² | 166m²

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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