



3/49 Didcot Street, Kuraby

## Turnkey Home in Blue-Chip Kuraby Pocket

Freshly updated and move-in ready, this low-maintenance villa delivers the complete lifestyle package - modern interiors, year-round comfort, and exclusive access to a swimming pool and BBQ facilities, all just steps from parks and everyday essentials. Whether you're investing, downsizing, or entering the market, this is effortless living done right.

### Top 5 Features at a Glance:

1. Ready to move in - freshly updated with new paint and hybrid flooring.
2. Open-plan living and dining area with air conditioning.
3. Master with WIR, ensuite & air conditioning + 2 bedrooms with BIR.
4. Resort-style complex with swimming pool and BBQ facilities.
5. Walk to park, school & train. Short drive to Underwood Marketplace.

Positioned within a well-maintained complex beside Svoboda Park, this neatly presented villa offers a practical layout designed for relaxed living. The open-plan living and dining area forms the heart of the home, enhanced by split system air conditioning and ceiling fans to ensure comfort in every season. Fresh paint and new hybrid flooring

3 🏠 2 🚿 2 🚗

### FOR SALE

Gone@Auction by Faraz Peyman-  
Another Great Outcome

### AGENTS

Faraz Peyman  
0424771557  
farazpeyman@ljhpp.com.au

### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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.

 LJ Hooker

throughout the bedrooms, living and kitchen areas provide a crisp, modern feel that's ready for immediate enjoyment.

The kitchen flows seamlessly into the living space, making everyday meals and casual entertaining easy. Sliding doors fitted with security screens connect you to the covered outdoor area and paved surrounds - a private space to enjoy your morning coffee or unwind in the afternoon breeze.

All three bedrooms are thoughtfully positioned for privacy. The master suite features a walk-in robe, private ensuite and its own air conditioning for added comfort. The two additional bedrooms include built-in robes and are serviced by a well-appointed main bathroom. A combination of ceiling fans and air conditioning throughout ensures year-round climate control.

Outside, the low-maintenance courtyard means more lifestyle and less upkeep. Residents can enjoy the complex swimming pool and BBQ facilities - perfect for weekend gatherings without the responsibility of maintaining your own pool. A single garage provides secure parking, while a front shade sail offers additional space for a second vehicle if needed.

The location is exceptionally convenient. Svoboda Park, playground, netball court and community hall are right next door. Kuraby State School is just a 3-minute walk away, while Kuraby Train Station is only a 10-minute walk or 2-minute drive - making commuting effortless. Underwood Marketplace is just 5 minutes by car for shopping, dining and everyday essentials. Offering lifestyle, location and low-maintenance appeal in one smart package, this is a superb opportunity for investors and owner-occupiers alike.

Contact Faraz Peyman today to arrange your inspection and secure your spot at auction.

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.

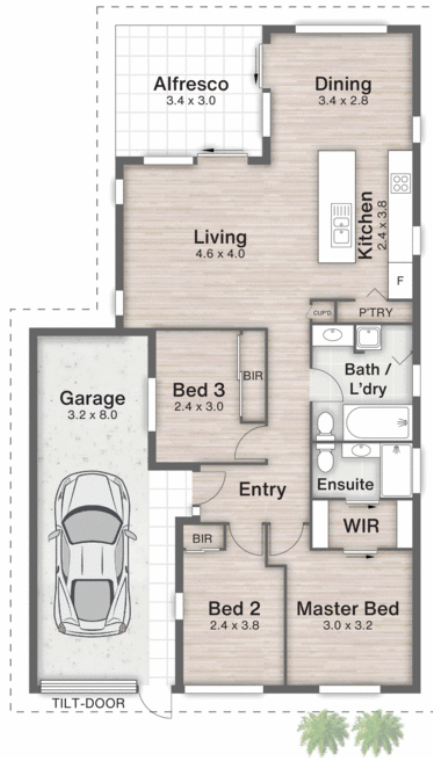
## MORE DETAILS

Property ID	B40DF4R
Property Type	Townhouse
Land Area	260 m2
Including	Ensuite
	Air Conditioning
	Pool
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking

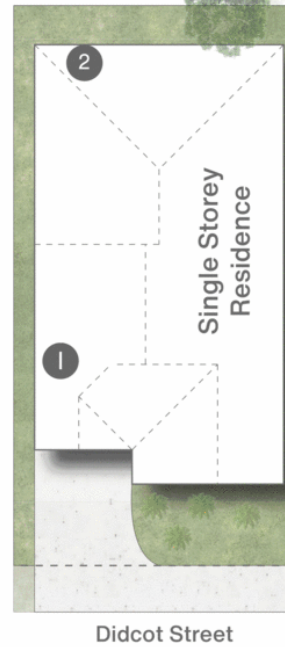
**Faraz Peyman 0424771557**  
Agent | farazpeyman@ljhpp.com.au

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





- 1 Garage
- 2 Alfresco



3/49 Didcot Street **KURABY**

3 | 2 | 2 | 124m<sup>2</sup> | 260m<sup>2</sup>



**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.