

44/48 Pengam Street, Kuraby

## SOLD BY FARAZ PEYMAN

This charming lowset brick villa presents a rare opportunity for buyers seeking modern comfort, easy-care living, and resort-style amenities in one of Kuraby's most family-friendly pockets. Nestled within a tranquil, well-maintained complex, this immaculate abode offers a generous three-bedroom layout, an air-conditioned open plan living area, and a beautiful alfresco space that caters to relaxed living and intimate entertaining.

With a light-filled, pristine interior and an appealing outdoor retreat framed by lush greenery, it's a perfect find for young families, downsizers or investors. Residents will also enjoy access to the complex's resort-style swimming pool and barbecue facilities, all while being within walking distance of parks, school, childcare and public transport./u8239?

### Quick Preview:

- Delightful three-bedroom brick villa with a spacious, well-kept layout and lush surrounds
- Bright, open plan lounge and dining with air conditioning - perfect for laidback living and casual entertaining
- Comfortable master suite featuring walk-through robe, air conditioning, and neat private ensuite
- Access to complex pool and barbecue facilities for leisurely

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.

3 2 1

### FOR SALE

Under Contract-Faraz Peyman \$700,000

### AGENTS

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### AGENCY

LJ Hooker Property Partners  
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weekends at home

- Conveniently located within strolling distance to local school, parks, buses, and train station, plus moments from major shops

Perched in a peaceful, community-oriented Kuraby enclave, this home places you mere steps from everything a young family or downsizer could need. Morning walks through leafy parklands, school drop-offs, public transport, or a quick trip to Underwood Marketplace - it's all within effortless reach. This suburb offers a warm, neighbourly atmosphere, where families thrive and convenience is second nature.

#### Location Highlights:

- 100 m to Svoboda Park and Playground
- 300 m to bus stop
- 350 m to Kuraby State School
- 600 m to Kuraby Grove Childcare Centre
- 850 m to Kuraby Train Station
- 1.7 km to Underwood Marketplace
- 3.2 km to Runcorn State High School

Tucked away in a meticulously kept complex with leafy surrounds, this quaint lowset villa offers a peaceful lifestyle with all the perks. Enjoy weekends lounging by the shared resort-style pool, hosting guests at the barbecue facilities, or simply relaxing in your private outdoor space. Entry is via a long, gated driveway leading into a secure single carport, with a discreet side entrance ensuring privacy and safety.

Enter through the tiled foyer and you're eventually greeted by a bright, carpeted lounge and dining area complete with modern downlights and a powerful air conditioner. The large windows and glass sliding doors invite in streams of natural light, creating a calming ambience perfect for unwinding or entertaining. Whether it's a quiet dinner with family or catching up with friends, this open layout makes it easy to enjoy everyday moments.

The tiled kitchen, cleverly integrated into the living zone, is both stylish and functional. Equipped with a walk-in pantry, ample bench and cupboard space, and a handy breakfast bar, it offers everything you need for preparing quick weeknight meals or weekend treats. Its tidy presentation and thoughtful layout make cooking a breeze.

Glass sliders lead you to the large patio - ideal for weekend barbecues or soaking up the morning sun with a coffee. The fenced backyard beyond is an easy-care haven with well-trimmed hedges adding a splash of greenery and privacy. It's a peaceful setting for children to play, pets to roam, or simply enjoying a slower pace of life.

All three bedrooms are tucked away at the front of the home for optimal privacy. Each is carpeted for comfort, with two offering built-in robes. The master suite stands out with its own air conditioning, a walk-through tiled robe, and a private ensuite. A second modern bathroom with shower-over-bath is accompanied by a cleverly concealed laundry nook, maximising space and convenience.

This immaculate Kuraby villa offers peaceful living, modern comforts, and everyday convenience in a sought-after locale. Whether you're starting out, downsizing, or adding to your investment portfolio, this is a low-maintenance opportunity with so much appeal.

Contact Faraz Peyman today to find out more or arrange your inspection. We will look after you.

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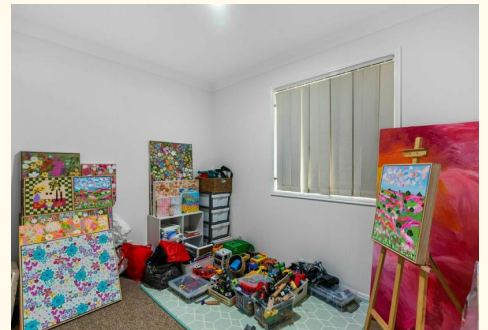
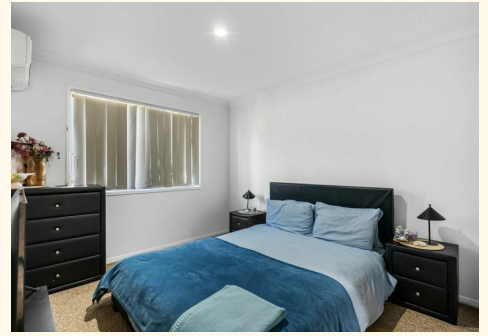
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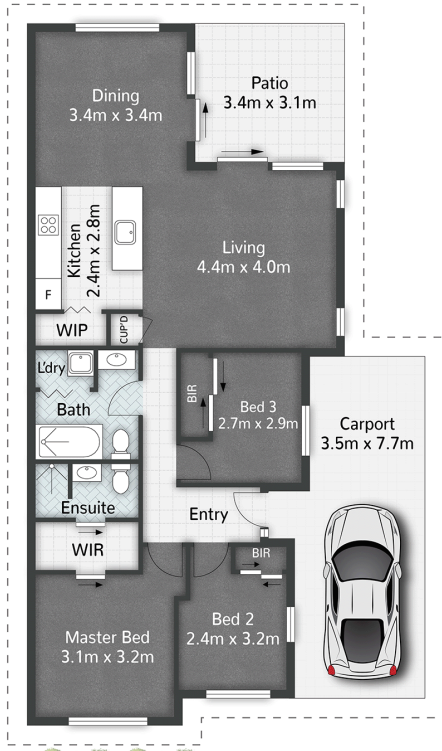
## MORE DETAILS

Property ID	B37QF4R
Property Type	Townhouse
Land Area	242 m2
Including	Ensuite
	Air Conditioning
	Pool
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking

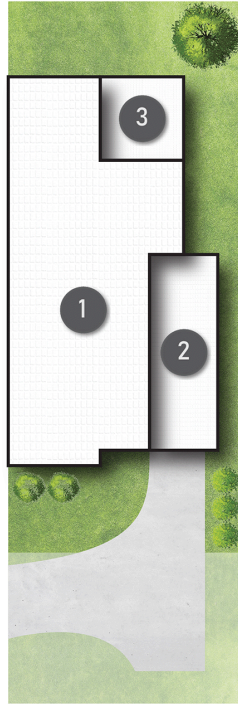
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FLOOR PLAN



SITE PLAN

## LEGEND

- 1 RESIDENCE
- 2 CARPORT
- 3 PATIO

Unit 44/48 Pengam Street **KURABY**

3 | 2 | 1 | 123m<sup>2</sup> | 242m<sup>2</sup>

**LJ Hooker** Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.