



7/84 St Andrew Street, Kuraby

Owner accupied!!! Ultra-Convenient Living with End-Position Privacy

Roughly 500 metres. That is the walk between this front door and the platform at Kuraby Station, which makes the morning less of a commute and more of a stretch of the legs. Tucked at the quiet end of a gated complex with only one shared wall and a screen of green filling the windows beside it, number 7 hands you the privacy of a house on a footprint that asks almost nothing of your Saturdays.

- Roughly a 500 metre walk to Kuraby Station, with Kuraby State School and parks nearby
- Three carpeted bedrooms, all with built-in wardrobes and ceiling fans, the main bedroom adding its own split-system air conditioning
- Open-plan living, dining and kitchen downstairs, air-conditioned and fan-cooled, flowing straight out to the courtyard
- Second toilet on the ground floor alongside the internal laundry, so mornings never bottleneck
- Gated complex with an inground pool, plus a solar system working quietly away on the power bill

Past the entrance, the ground floor opens into one long, bright run.

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.

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FOR SALE

Under Contact by Faraz Peyman

VIEW

By Appointment

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Tiles underfoot through the dining zone, soft charcoal carpet in the lounge, and a wide bay window spilling light across both. Ceiling fans turn overhead, split-system air conditioning handles the January stickiness, and glass sliders at the rear swing open to the courtyard. The kitchen anchors the rear of it all: crisp white cabinetry, a stone-look breakfast bar for perching with a coffee, a double sink beneath the window, and the laundry tucked neatly behind. There is a second toilet on this level too, one of those small mercies you notice every single day.

Carpeted stairs climb to three bedrooms, each with built-in wardrobes and a ceiling fan of its own. The main bedroom keeps its split-system air conditioning for still summer nights, while the others look out into the treetops and across the rooftops. Serving them is a bathroom that has been beautifully updated, with a walk-in shower behind glass, a wide vanity with drawers to spare and a mirrored cabinet above.

The paved courtyard sits fully fenced and shaded, sized for a barbecue, a couple of chairs and a dog doing laps. Beyond your gate, the complex looks after the rest, right down to the pool.

The best thing about this pocket of Kuraby is how little of it needs a car. The station sits roughly 500m away and Kuraby State School 750m away to make your school runs a leisurely stroll. Svoboda Park is a seven hundred metre wander for playground duty, barbecues and a hit of tennis, while Wally Tate Park about a kilometre on gives the dog a fully fenced paddock to burn off a morning. When you do reach for the keys, Underwood Marketplace is a few minutes up the road for the big shop, Runcorn State High School around seven, and Sunnybank Plaza roughly fifteen for flicks and feeds. The motorway is close enough to make Brisbane or the Gold Coast an easy weekend proposition.

Take a walk around and see it for yourself. Contact Faraz Peyman today.

Apex Capital Group FP P/L with Sunnybank Districts P/L T/A LJ Hooker Property Partners ABN 21 107 068 020 / 21 107 068 020

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MORE DETAILS

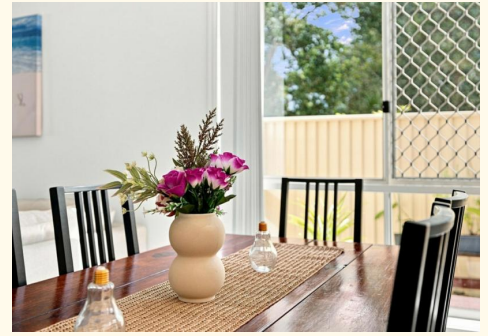
Property ID	B53WF4R
Property Type	Townhouse
Land Area	133 m2
Including	Air Conditioning
	Pool
	Built-in-Robes
	Fully Fenced
	Solar Panels

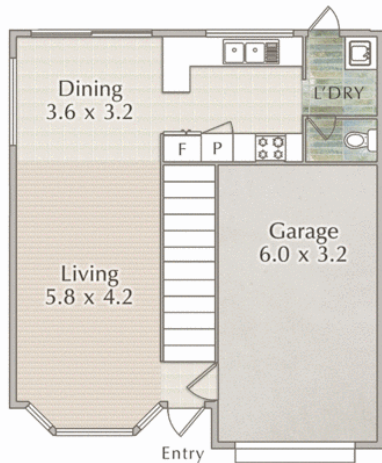
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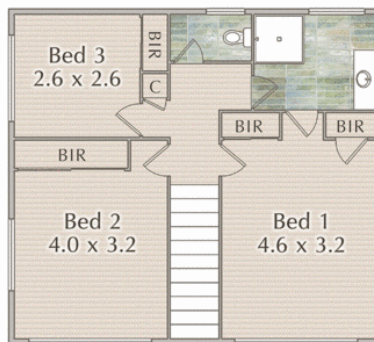
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GROUND FLOOR



FIRST FLOOR



SITE PLAN

- 1 Porch
- 2 Garage
- 3 Shaded courtyard
- 4 Side gate

7 / 84 St Andrew Street KURABY

3 1 1 120m2 133m2

←
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 responsibility is taken for any error, omission or misstatement. This plan is for marketing purposes only.