



31 Karloff Drive, Stafford Heights

MUCH LOVED FAMILY HOME- AMAZING STREET !

Positioned in a quiet and leafy circuit, this two-storey brick home sits proudly on a substantial 787m² allotment, surrounded by established gardens and quality homes. Immaculately maintained over the years, it offers a comfortable and spacious layout ideal for families looking for both practicality and lifestyle appeal.

Downstairs, the home features secure parking for three cars in the enclosed garage, as well as an additional enclosed storage room that adds functionality and versatility. Manicured gardens frame the front of the property, setting a welcoming tone before stepping inside.

Upon entry, you're greeted by a formal reception/living space that flows into a light-filled open-plan zone. The kitchen has been meticulously maintained, featuring modern stainless steel appliances, generous bench space, and ample storage. A second living area sits opposite the kitchen, while an additional lounge or games room is positioned adjacent, offering flexibility for larger families or entertainers.

The primary suite is a rare find in a home of this era, offering a large walk-through robe and a modern ensuite designed with both simplicity

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FOR SALE
OFFERS OVER \$1,650,000

AGENTS

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AGENCY

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and practicality in mind. Three further bedrooms provide comfortable accommodation for the family.

At the rear, a large covered alfresco area creates the perfect space for entertaining, whether it's a weekend barbecue or an evening with friends. The expansive backyard, framed by lush greenery, highlights the home's impressive landholding and tranquil setting.

Situated in a tightly held pocket of Stafford Heights, close to parks, quality schools, and shopping, this property combines space, comfort, and position - the perfect foundation for your next chapter.

- Spacious two-storey brick home on 787m²
- Positioned in a quiet, leafy circuit surrounded by quality homes
- Enclosed triple garage with additional storage room
- Manicured gardens framing the front of the home
- Formal reception/living area on entry
- Additional living zone opposite the kitchen.
- Separate lounge/games room offering flexible living options.
- Well-maintained kitchen with modern stainless steel appliances, ample bench space and storage.
- Primary suite with walk-through robe and modern ensuite.
- Three additional bedrooms providing comfortable family accommodation.
- Large covered alfresco entertaining area at the rear
- Polished timber flooring throughout.
- Split-system A/C throughout the home.
- Ceiling fans throughout the home.
- Security mesh (Prowler Proof) throughout the house.
- Expansive backyard framed by lush greenery
- Close proximity to parks, schools, and shopping amenities

MORE DETAILS

Property ID	1E1AF4N
Property Type	House
Land Area	787 m2
Including	Study Air Conditioning Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

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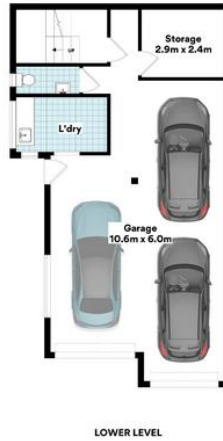
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31 Karloff Dr, Stafford Heights



FLOOR AREA SIZES

Internal	234.7m ²
External	105.0m ²
Garage/Storage	64.1m ²
TOTAL	403.8m²

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

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