






76 Reuben Street, Stafford

## HIGH QUALITY NEW BUILD!

This brand-new residence by Leading Edge Constructions delivers an exceptional level of finish and scale, combining strong architectural detail with a practical family layout in one of Stafford's most desirable pockets.

From the moment you step inside, the home establishes a clear sense of quality. Half-height VJ panelling lines the entry hallway, continuing through the staircase landing and upstairs living zone, creating a consistent design language across both levels. These details work alongside generous proportions to give the home a presence that immediately sets it apart from the typical offering found in Brisbane's north.

At the center of the home, the main living, dining, and kitchen zone forms a true family hub. A striking 3.74m ceiling height enhances the sense of openness and natural light, and custom shelving and cabinetry integrated throughout the main living area further enhance both storage and presentation. The kitchen has been designed with both everyday functionality and entertaining in mind. Featuring an oversized island bench, extensive cabinetry, quality appliances, and a separate butler's pantry, the space anchors the home with both practicality and visual impact.

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**FOR SALE**  
OPEN TO OFFERS

### AGENTS

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### AGENCY

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Large sliding doors extend the living area directly to the covered alfresco, complete with a built-in BBQ and bar fridge, creating a seamless connection between indoor and outdoor entertaining. Overlooking the in-ground pool and level backyard, this space is well suited to both relaxed weekends and larger gatherings.

The floor plan has been carefully considered for modern family living, with five bedrooms positioned across two levels. A ground-floor bedroom sits alongside a full bathroom, providing excellent separation for guests, extended family, or a dedicated work-from-home option. Upstairs, a second living area connects four additional bedrooms, is complemented by a custom-built dry bar with additional cabinetry, creating a highly functional retreat space for families requiring multiple living zones.

The primary suite is privately positioned and includes a walk-in robe and a beautifully finished ensuite with floor-to-ceiling tiles and quality fixtures and fittings, completing a well-balanced upper level designed for both comfort and practicality.

#### FEATURES:

- Expansive open-plan living, dining, and kitchen area with a 3.74m ceiling height.
- Designer kitchen with oversized island bench and quality appliances.
- Separate butler's pantry providing additional preparation and storage space.
- Extensive high-end custom built cabinetry throughout the home.
- Covered alfresco entertaining area with built-in BBQ and bar fridge.
- Sparkling in-ground pool with landscaped surrounds.
- Ground-floor bedroom serviced by a full bathroom, ideal for out of town guests.
- Spacious second living area positioned on the upper level.
- Primary bedroom with walk-in robe and private ensuite with quality fixtures and fittings.
- Three additional upstairs bedrooms with built-in wardrobes, with one of which featuring a walk-in robe.
- Well-appointed main bathroom with separate bath and shower.
- Half-height VJ panelling through the entry hallway.
- Feature VJ detailing to staircase landing and upstairs living area.
- " Secure double garage with internal access and epoxy flooring.
- " Close to Kedron Brook bikeway, local parks, cafés, and schools.
- Convenient access to Stafford City Shopping Centre, Brisbane CBD, and airport links.

Set on a 410m<sup>2</sup> allotment in a quiet street surrounded by quality homes, the property sits close to Kedron Brook parkland, local schools, cafés, and Stafford City Shopping Centre, with convenient access to the CBD, airport links, and major transport corridors. Properties of this calibre are a truly rare offering and are seldom found within

## MORE DETAILS

Property ID 1ET5F4N  
Property Type House  
Land Area 410 m2  
Including Air Conditioning  
Toilets (3)  
Deck  
Dishwasher  
Built-in-Robes  
Fully Fenced

### Dean Hamilton 0400 799 447

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**GROUND FLOOR**



**FIRST FLOOR**



**SITE PLAN**

kemp.

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