

**10 Lily Circuit, Kuraby, Qld 4112**



**House For Sale**

Friday, 22 March 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 600 m2**

**Type: House**



Faraz Peyman  
0424771557

## Auction

Cool or cosy all year round thanks to ducted A/C throughout its solar-powered 218m<sup>2</sup> interior, this freshly painted brick lowset sports new carpet-free, hybrid flooring throughout its sleeping and social areas, luxe features in a trendy new kitchen and swish decor additions including chic white plantation shutters and dreamy new curtains in two of its four bedrooms. Highlights:- Thick, marble bench tops in a white kitchen with handle-free soft close cabinetry- Big (almost 40m<sup>2</sup>, to fit a table and loungers) covered, paved alfresco patio with lighting- Large main bathroom with big mirror; ensuite with twin vanity off the master suite- Lush lawns surrounded by established greenery in dedicated garden beds - Walk to the bus stop, playground/park, Kuraby train station and Kuraby State SchoolA welcoming front entry opens into a wide foyer with room for a hallway side table to create a personable first impression with photos, flowers and the key drop bowl! Here you'll spot the start of the new hybrid flooring that now runs through the high-traffic walkways, kitchen, living area and bedrooms - providing a more durable and easy-to-clean surface, and a far more contemporary look and feel. Straight ahead is one of two entries into a semi-enclosed combined lounge and dining room that flows back into the passageway at the other end and into the light-filled, renovated kitchen and casual meals or family living space. Designed for function but equally big on looks, the updated kitchen is all sleek lines and smooth surfaces, A thick, marble bench rests over the dining bar and around the sink and electric cooktop. There's matching above and below bench white cabinetry with statement timber-look finishes in sections to generate a little warmth and interest. There's a no-bend wall-mount oven with microwave above, an electric cooker nearby and a dishwasher. Accommodation is positioned around these social zones, two sit on either side of the main bathroom and its adjacent laundry, a third overlooks the leafy front garden and would be a handy home office if you preferred, with the master sanctuary privately nestled well away from any activity and enjoying use of an enclosed walk-in robe, and a private ensuite with corner shower and dual vanity. One of the bonus features of this place is its abundant storage. You'll find twin double cupboards inside the double garage - smartly offset from the main parking bay so no issues with tight access in or out of your cars - plus two separate storage areas off the central passage, built-in robes in three of the four bedrooms, and the spacious walk-in wardrobe off the master. The laundry is a dedicated space with outdoor access and its own linen press. A short walk from here will see the kids flicking a frisbee or catching some air in the skate park at nearby Wally Tate Park or the closer playground in Svoboda Park. On foot, it's only 7 minutes to Kuraby State School or 15 to hands-free, city-bound commutes from Kuraby train station. By car, be that from the double garage or under the newly installed, huge sail-shaded driveway in front, you can reach Underwood Marketplace in 3 minutes, and Runcorn State High in six. Establish roots in a community that has family and convenience top of mind! 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.