

12 Ku-Ring-Gai Circuit, Kuluin, Qld 4558

AMBER WERCHON

Sold House

Thursday, 7 March 2024

12 Ku-Ring-Gai Circuit, Kuluin, Qld 4558

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 480 m2

Type: House



Dan Lal
0437487172



KerryAnne Crowley
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\$760,000

Amber Werchon Property presents to the market, 12 Ku Ring Gai Court, Kuluin: this solidly built brick and tile home on a 480m² block with lush, parklike gardens has been lovingly maintained by long-term owner and offers a genuine entry level opportunity to purchase into this fabulous family-friendly neighbourhood. Across a single level, with its northerly aspect flooding the home with natural light; it comprises formal entry, three bedrooms, one bathroom, separate toilet, open plan living and dining, central kitchen, covered patio overlooking private inground pool and sunbathing terrace, separate laundry, and single lock up garage. In very comfortable condition throughout the home is ready to move straight into (or rent out) and any updates you may undertake over time will add value to what is already a delightful, charming home with great warmth. Existing features include attractive bay window in light-filled living room, ceiling fans, security screen sliding door to patio, separate shower and bath, small lock-up shed, and solar power. The pool area is a particularly inviting space to relax and entertain – very private and framed by colourful established gardens, it has quite a sanctuary-like feel; the pool will seal the deal, it's truly lovely, come along and see for yourself! In a cul-de-sac location just footsteps to Kuluin Neighbourhood Park, it's also a short walk to childcare and the local primary school; local shops are also within walking distance, and there's a nearby pedestrian overpass across Maroochydore Road connecting you to North Buderim...you can walk to Coles in 18-20 minutes. Kuluin is a quiet, leafy suburb central to everything – it's only a five minute drive to the river, 10 minutes to beaches and less to Sunshine Plaza and the CBD, 12 minutes to the airport, and 15 minutes to the university. Very popular with families and location-drive owner-occupiers and investors, it is a wonderful place to anchor down and call home. Current owner purchased in 2000 and is relocating overseas to be closer to family; the motivation to sell is genuine and immediate – this is priced to attract a high volume of interest and a quick sale is anticipated. Act today by calling Kerry-Anne Crowley or Dan Lal!