

**26 Allbutt Street, Kuraby, Qld 4112**



**House For Sale**

Monday, 6 November 2023

26 Allbutt Street, Kuraby, Qld 4112

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 425 m2**

**Type: House**



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## Auction

Nestled in the heart of Kuraby, this post-war abode blends yesteryear charm with modern comforts, promising a delightful living experience and plenty of potential for extension. With a three-bedroom layout where each room is kissed by gentle breezes courtesy of ceiling fans - one even enjoys the luxury of air conditioning. The heart of the home is a spacious, open-plan lounge with new carpet and a cosy tiled dining area, all benefiting from air conditioning. A functional kitchen boasts modern cabinetry and an inviting dining bar, while below, a generous space awaits perfect for storage or as a workshop (or even a renovation into additional living space), and right next to the convenience of a single drive-through garage and an additional bathroom. For the busy family, the location is unmatched: a stone's throw from all transport links, education, and local amenities.

**Key Features at a Glance:-** Classic post-war design with a comfortable three-bedroom layout.- Airy open-plan living with air conditioning and new carpet, perfect for family life.- Functional kitchen with ample cabinetry, complemented by a handy dining bar.- Generous storage/workshop space (ripe for renovation into extra living space), drive-through garage, and bonus bathroom.- Family-friendly location, minutes from transport, schools, and shops.

Kuraby is a leafy, established neighbourhood where families can flourish amidst the conveniences of modern living. Step out for a leisurely stroll to trains and buses, ensuring your daily commute is a breeze. Education is on your doorstep with Kuraby State School and childcare facilities within easy walking distance, while the lush greenery of nearby parks invites weekend picnics. A short drive unveils the popular Underwood Marketplace for your grocery needs or a spontaneous dinner outing. Runcorn High School is but a brief car journey, rounding out the perfect setting for family life.- 230 m to bus stop- 280 m to Kuraby Train Station- 650 m to Kuraby State School- 750 m to Wally Tate Park- 800 m to Kuraby Grove Child Care Centre- 1.9 km to Underwood Marketplace- 2.5 km to Runcorn State High School

This adorable post-war home is full of Colonial-style character and is situated on a generous 425 sqm block. The driveway and single drive-through garage offer ample parking space, leading to a sprawling workshop or storage area, complete with a handy second bathroom and endless potential for you to create more living space. Ascend a short flight of stairs to a cosy front deck, an ideal spot for peaceful reflection or enjoying a cuppa. Inside, the spacious lounge with its beautiful timber floors opens onto a cosy tiled dining area - both air conditioned and setting the scene for family gatherings or intimate soirees. The kitchen, adjacent to the dining area, simplifies hosting with its ample cabinetry and handy dining bar - a perfect spot for quick breakfasts or catching up over a cup of coffee. Beyond the kitchen, descend the stairs to an expansive open-air terrace, doubling as extra parking within the fenced backyard or a venue for alfresco entertaining, all while surrounded by lush established spacious gardens that transport you to a serene, faraway landscape. Upstairs houses three timber-floored bedrooms, each with ceiling fans; one features air conditioning, and another enjoys built-in joinery. A stylish shared bathroom with a shower serves these private havens with ease.

**Additional Features:-** Internal conical staircase to garage- Solar panels- Rainwater tank- Garden shed- New roofing

This home isn't just a residence; it's a canvas for your future memories. Let yourself be captivated by its charm and envisage your new life here. Contact Faraz Peyman today for an exclusive viewing and take the first step towards owning this enchanting slice of Kuraby. 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.