

35 Saint Patrick Avenue, Kuraby, Qld 4112

House For Sale

Wednesday, 3 April 2024

35 Saint Patrick Avenue, Kuraby, Qld 4112

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 607 m2

Type: House



FAZIYA DAY
0481876582



SONYA BOYD
0481876582

Auction

AUCTION HELD AT 3311 LOGAN ROAD, UNDERWOOD - 6:00pm on Tue 23/04/2024 Nestled on a spacious 607m² block, this highset residence epitomizes comfortable living with its enticing pool and thoughtful layout. The property welcomes you with a sense of charm and relaxation, offering a perfect blend of indoor comfort and outdoor leisure. Upstairs, the heart of the home unfolds with a well-equipped kitchen boasting a free-standing cooker and ample cupboard space, ensuring culinary endeavors are a delight. Adjacent, the living and dining areas seamlessly flow onto a generous balcony, providing an ideal setting for unwinding or hosting gatherings with loved ones. The accommodation comprises three bedrooms, each adorned with built-in robes, offering both style and practicality. A centrally located bathroom with a bathtub and separate toilet caters to the needs of the household with convenience in mind. Descending downstairs, discover a versatile space featuring a kitchenette, two rumpus rooms and a utility room, offering endless possibilities for relaxation, entertainment, or even a private retreat. A second bathroom and laundry facilities, complete with an additional toilet, enhance the functionality of this level. Outside, a patio area beckons for alfresco dining or quiet moments amidst the tranquillity of the landscaped surrounds. The presence of a swimming pool adds a touch of luxury, perfect for refreshing dips on warm days and creating cherished memories with family and friends. Convenience is at the forefront with a two-car carport ensuring secure parking, while the 607m² fully fenced block provides privacy and security for peace of mind. Situated close to an array of amenities including shops, schools, parks, public transport options and major thoroughfares such as the Logan Motorway and M1, this property offers a lifestyle of utmost convenience and comfort. Don't let this opportunity pass you by with its myriad of desirable features and prime location, this is a rare chance to own a piece of high-quality real estate that promises a lifestyle of comfort and convenience. Act swiftly to avoid missing out on the chance to call this stunning property your own.

Property Features:

- Kitchen with free standing cooker & ample cupboard space
- Living & dining area seamlessly connects to the spacious balcony
- Three bedrooms with built-in robes for organised storage
- Family bathroom with a bathtub & separate toilet

Downstairs:

- Kitchenette providing flexibility and convenience for downstairs living
- Two rumpus rooms offer versatile spaces for various activities
- One utility room
- Second bathroom
- Laundry with a second toilet
- Patio area

Additional Features:

- Two carport for secure parking
- Fully fenced 607m² block ensuring privacy
- Rental Appraisal-\$630-\$670pw
- Year built: Unknown

Frontage: Approx 14.5m • Depth: Approx 40m

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise. **Disclaimer:** It should be noted that this property is being sold by auction, therefore due to government legislation a price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates on this page are not provided by the agent and should not be taken as a price guide.