

**38/2A Alpita Street, Kuraby, Qld 4112**



**Villa For Sale**

Friday, 3 May 2024

38/2A Alpita Street, Kuraby, Qld 4112

**Bedrooms: 3**

**Bathrooms: 2**

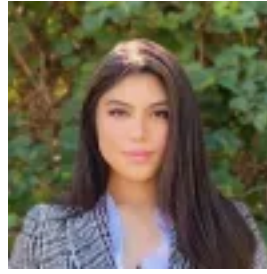
**Parkings: 1**

**Area: 256 m2**

**Type: Villa**



Syed Ali  
0730598600



Serena Garcia  
0730598600

## Auction

A rare opportunity awaits in Kuraby with low body corporate fee! - this gorgeous lowset villa in an unbeatable location is primed and ready for new owners! This beautiful and affordable lowset 3 bedroom villa in a secure, gated community, very well-presented, spacious and with a smart floorplan providing a low-maintenance lifestyle for its new owners. The pretty front porch is paved and shady and a lovely spot for quiet relaxation. This owner-occupied townhouse is immaculately presented and designed for effortless, low-maintenance living. Ideally located within walking distance to local amenities and with quick access to the M2, this home offers leisure and ease in equal measure. Instructions are clear from the vendors, this property MUST BE SOLD ON OR PRIOR TO AUCTION. Auction Details: Saturday 25th of May On-site From 04:00 PM Bidder registration Link: <https://auctionslive.com/app/bidder-registration/Kmy43> Some Features:- Beautifully renovated three-bed villa, perfect for first home buyers and downsizers- Low body corp.- Spacious land size of 256m<sup>2</sup> and a floorplan of 141m<sup>2</sup>- Three well-sized bedrooms with built-in robes, plus renovated family bathroom- Modern family style kitchen with plenty of bench & cupboard space- Fans in each room and aircons- Large corner block location- Beautiful & well maintained gardens with multiple entertainment areas- 6.6Kw solar system- New hot water system (solar)- Wonderful location in a quiet complex next door to parks, shops, and much more- Bright and airy living and dining area opens to spacious backyard with open air patio and gardens- Great investment opportunity with low body corporate fees- Large garden shed- Spacious laundry with further storage- Single remote control garage & additional open space in front for multiple vehicles- Security grills on all windows and doors. Location & Complex Features:- Termite Barriers installed- Annually Termite inspection managed by Body Corp- In-ground Pool and BBQ area in the complex- 550m mins walk to Kuraby Train Station- 600 m to Kuraby Mosque & bus stop- 1.2 km to Kuraby State School- 1.3 km to Wally Tate Park- 1.3 km to Kuraby Grove Child Care Centre- 2.4 km to Runcorn State High School- 2.5 km to Underwood Marketplace- 4.3 km to Sunnybank Catholic Church 'Our Lady of Lourdes'- 3 mins drive to Underwood Marketplace Shopping Centre- 8 mins drive to Pinelands Plaza Shopping Mail- 5 mins drive to Runcorn Plaza- 5 mins drive to Warrigal Square Shopping Centre- Easy access to all major motorways- INVESTOR ~ Rental estimate \$600 - \$620 weekly (Low vacancy rates) Contact Syed Ali @0416 498 295 or Serena @0415 844 573 for any queries or to book an inspection Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. All information contained herein is gathered from sources we consider to be reliable. However we can not guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.