

40 Rubicon Crescent, Kuraby, Qld 4112



Sold House

Wednesday, 23 August 2023

40 Rubicon Crescent, Kuraby, Qld 4112

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 530 m2

Type: House

\$847,000

Literally opposite the entry point to trail-filled Rubicon Crescent Park and only a 3-minute drive to all the recreational activities on offer at Wally Tate Park, this low-upkeep four-bedroom home has much to offer mid-to large families looking for a location close to nature, leisure amenities, and essential services. Highlights:- Hybrid timber floors in renovated kitchen & combined sitting/dining area + front lounge - Ceiling fans and carpet in all four bedrooms; 3 with built-in-robos, WIR in master - Fully insulated ceilings and new kitchen appliances - Modern rear alfresco patio - covered, illuminated & with room for a dining set and BBQ - Mow & go lawns; 2-car garage with laundry + loads of off-street parking on driveway. Clocking in at 164m², the internal living space here provides ample room for active families. The air-conditioned front living area is partially separated from the more open kitchen/sitting and dining room - the latter of which has handy access out to the entertaining patio through sliders. Enthusiastic cooks will be happy with the kitchen set-up where the renovations have made room for a good amount of prep space plus all the mod-cons - including a time-saving dishwasher, statement stainless steel rangehood over the electric cooker, and under-mount oven. The master is the larger of the four bedrooms - and boasts a walk-through robe into an ensuite with a corner shower, vanity and toilet. The main bathroom has both a shower and bath, with the toilet housed next door to ensure no traffic jams during peak hour. The location is certainly convenient - with parks, walking trails and public transport all within walking distance. Take your pick between Pinelands Plaza (8 min drive) or Underwood Marketplace (5 mins) for food and specialty shopping. As for schooling - this address falls in the catchment for Kuraby State School and Runcorn State High - a 3 and 5-minute drive, respectively. For carefree, convenient living - we know you'll be impressed! 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.