

15 Livingstone Place, Kuraby, Qld 4112



House For Sale

Wednesday, 19 June 2024

15 Livingstone Place, Kuraby, Qld 4112

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 468 m²

Type: House



Faraz Peyman

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Auction

With a fresh lick of paint across its walls and ceilings, complementing other interior refurbishments undertaken over the past year, this four-bedroom lowset is putting its best foot forward for its lucky new owners. Highlights:- 4 carpeted bedrooms: 3 at the rear, the master at the front with a WIR & ensuite- Open plan kitchen/dining/sitting area extending into a large living room with A/C- Carpeted home cinema with 7.1 surround sound system, a 3m x 2m screen, and A/C- Induction cooktop, pyrolytic oven, new lighting & freshly painted cupboards in kitchen- 3 Sliders from sitting area & living room onto a mix of covered & open-air timber decks/patios & to the paved area. The amount of internal living space on offer here is one of this property's most attractive features. First up, there's the free-flowing central social zone, where a well-appointed stylish kitchen overlooks the dining room, with the adjacent sitting area extending into the living room. This is a welcoming hub that can be kept comfy by flicking on the A/C or - when the weather's playing ball - you can open twin sets of screened sliding doors to bring in natural breezes. The first set opens from the sitting room onto a covered timber deck, with the second separating the living area from a covered patio that extends out to an open-air deck. Connecting these two gorgeous outdoor spaces is a timber pathway down the side of the house, past garden beds. As if all this wasn't enough, the home's original double garage - clocking in at around 33m² - was converted into an action-ready home cinema room - with a top-end surround sound system, a 3m x 2m screen, and a wall-mounted A/C unit. There are sliding doors opening from here too, this time into the roller door enclosed double carport added to ensure there was still plenty of secure parking post the conversion. If you wanted to set up a table tennis table in the carport, maybe on Christmas Day, you could still park a couple of cars off-street along your palm-tree fringed paved driveway. Back inside, and the 4 bedrooms all sport cosy carpet laid within the last year. The 3 at the back all have built-in robes and share a main bathroom with a shower, bath and separate toilet. The primary living area separates these rooms from the master which sits off the main entry and has both a walk-in closet and an ensuite with a brand-new toilet. Rounding out the floorplan is the recently renovated laundry off the kitchen, which has direct access outside to the discrete drying court. Outside, there are sensor lights, handy pedestrian gates to the backyard along both sides, and a garden shed. From this serene position at the end of a low-traffic cul-de-sac, it's a short walk to Persse Rd to hail a bus or to the park there if the kids or the family dog need to let off a bit of steam in the outdoors. By car, most amenities are also within a short drive: Runcorn Heights State School (3 minutes), Fruitgrove train station (4), and Sunnybank Hills Shoppingtown/Runcorn State High (6). If you need a family-size home with space for everyone to comfortably gather and retreat - this, is it! 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.