

**44 Allbutt Street, Kuraby, QLD, 4112**



**House For Sale**

Saturday, 11 January 2025

44 Allbutt Street, Kuraby, QLD, 4112

**Bedrooms: 3**

**Bathrooms: 2**

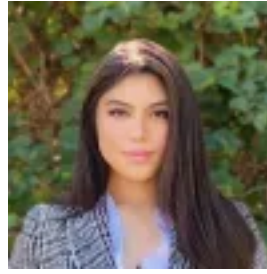
**Parkings: 2**

**Area: 433 m2**

**Type: House**



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## A True Dual-Living Potential in the heart of Kuraby for Entry Level Buyers

### A Prime Opportunity Awaits in the Heart of Kuraby

Discover a rare and exciting opportunity in one of South Brisbane's most sought-after suburbs. This charming three-bedroom, multi-level home offers an incredible foundation for first-home buyers, savvy investors, or those seeking a renovation project with massive potential. Whether you're looking to modernize, extend, or rebuild your dream home, the possibilities are endless!

#### Auction Details:

When: Saturday 1st Feb 2025

Where: On-site at 03:00PM

Bidder Registration Link: <https://auctionslive.com/app/bidder-registration/EgX5y>

With solid bones and a blank canvas waiting to be transformed, this home presents a unique chance to enter Brisbane's booming property market. Offering dual living potential, a spacious lower level with an additional room, living area, and bathroom is already in place-just add your final touches to create a fully functional, multi-generational living space.

Located in a family-friendly neighbourhood, you'll be just minutes from all essential amenities including transport links, schools, parks, and shops, making this home the perfect place to grow and thrive.

#### Key Features:

- Classic post-war design with a spacious three-bedroom layout.
- Airy, open-plan living that flows seamlessly for family life.
- Functional kitchen with plenty of storage.
- Huge potential for renovation with a generous storage/workshop space and drive-through garage.
- Downstairs bathroom and living areas already installed for easy dual living.
- Large front and rear patios, ideal for outdoor entertaining.
- Well-maintained gardens with ample land size and side access.
- Strong structural foundation and room for expansion, perfect for first-time buyers and investors.

#### Location Highlights:

- 230m to the bus stop.
- 280m to Kuraby Train Station for easy city access.
- 650m to Kuraby State School.
- 750m to Wally Tate Park for weekend relaxation.
- 800m to Kuraby Grove Child Care Centre.
- 1.9km to Underwood Marketplace for shopping and dining.
- 2.5km to Runcorn State High School.

#### Why Kuraby?

Kuraby is an established, leafy suburb that offers the perfect balance of tranquil family living and modern convenience. With easy access to public transport, schools, childcare, and local amenities, it's an ideal place to raise a family or invest in your future. Spend weekends exploring nearby parks, enjoy easy commutes to the city, and experience a lifestyle that's both relaxed and connected.

This is more than just a home-it's a canvas for your future. Let your imagination run wild and see how you can make this space your own. Don't miss this chance to secure a piece of Kuraby's charm.

#### Contact Information:

- Syed: 0416 498 295
- Serena: 0409 455 287

Register your interest or book a private inspection today. All open home timings will be posted online weekly.

**Disclaimer:**

This property is being sold by auction 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 deemed reliable. However, we cannot guarantee or warrant the information provided, and interested parties must rely on their own enquiries. Some images in our marketing materials feature virtual staging techniques to illustrate the property's potential appearance; these digitally altered images do not represent its current condition.