



## Runcorn, 41 Diligent Place

SOLD BY ALEX FAN

Positioned at the end of a quiet cul-de-sac with a shortcut to Runcorn train station, this 2-storey duplex boasts spacious living areas up and down, plus a covered timber deck out back overlooking a private yard with well-established garden beds framing play-friendly lawn.

### Highlights:

- Tiled open plan kitchen/living/dining at rear + study off entry & a carpeted rumpus above
- Chic kitchen fit out: island dining bar, dishwasher, stainless rangehood, gas cooker, pantry
- 3 carpeted beds upstairs, master with private balcony, WIR & ensuite with shower
- Full bathroom upstairs with shower/tub combo + a self-contained powder room below
- Fans in all beds & living spaces + split system A/C in master & lower living/dining
- Built-in cabinetry in laundry, secure single garage with rear storage + extra park on driveway



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



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**LJ Hooker Property Partners**  
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With its contemporary, mixed-material facade - mirroring the adjacent dwelling - this attractive duplex makes a great first impression and things only get better as you explore its generous, light-filled interior, a shade under 180m<sup>2</sup>.

Large format floor tiles span the entire lower level, making cleaning a breeze and providing a lovely contrast against the cosy carpet that runs through the floor above, a solid timber staircase connecting the 2 levels.

Off the front entry sits an open multi-purpose space that could work just as a study, hobby hub, or sitting room/retreat. A short passage leads past the laundry and a self-contained powder room to the main event out back - a bright and breezy combined kitchen/family living/dining area.

With screened sliders opening outside from both the dining side and the larger living area, the latter onto a fabulous 18m<sup>2</sup> (approx.) covered timber party deck - this is a welcoming space that can be easily aired or close-up shop and switch on the A/C and ceiling fan.

The central kitchen is the star of the show, sporting a suite of sparkling stainless appliances, including a statement rangehood over the gas cooker, a twin sink and dishwasher in the island dining bar and a generous pantry.

Accommodations are housed upstairs, an air-conditioned rumpus distancing the 2 rear bedrooms and a full bathroom with shower/tub combo, from the street-facing master. While the kid's rooms have built-in closets, the master has a luxe walk-in robe - fully kitted with hanging racks, shelving and drawers, opening into an ensuite with a shower - plus a private covered balcony.

Extras to entice include a secure single garage with rear storage, bill-busting solar, and no Body Corporate costs to factor in. All this in an ace location where you can easily walk to parks, the train station, and Pinelands Plaza - with short drives to Runcorn State/State High Schools, Sunnybank Plaza and Market Square.

If you have a family or are planning one, this is a top spot to settle down and enjoy the ride.

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## More About this Property

<b>Property ID</b>	B30CF4R
<b>Property Type</b>	DuplexSemi-detached
<b>Land Area</b>	247 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (1) Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Solar Panels

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41 Diligent Place  
Runcorn

- 3 Bed + Study
- 2 Bath + Powder
- 1 Car + Off-Street

Internal 179m<sup>2</sup>  
Covered Externals 38m<sup>2</sup>  
Total 217m<sup>2</sup>



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1. Driveway Parking
2. Entry Porch
3. PV Solar Panels
4. Drying Court
5. Covered Deck
6. Fenced Grass Yard