



286 Daw Road, Runcorn

4 2 2

## Spacious Family Haven with Dual Living and Poolside Charm

Sitting proudly on a generous 901m<sup>2</sup> block, this low-set brick beauty offers space, flexibility, and exceptional comfort. Whether you're searching for a family haven, a smart investment, or a home with dual-living potential, this one truly has it all.

- Bright open-plan living and dining with air conditioning and easy flow throughout
- Refurbished modern kitchen featuring gas cooking, stainless steel appliances, and leafy garden views
- Multiple living areas including a second lounge opening to a large covered patio
- Sparkling in-ground pool and fully fenced backyard perfect for family fun
- Private one-bedroom granny flat ideal for extended family, guests, or rental income
- Prime Runcorn position close to shops, transport, parks, and quality schools.

Step through the front door and you'll immediately feel the warmth and space this home provides. The open plan living and dining area is filled with natural light, creating a welcoming atmosphere that's perfect for both relaxing and entertaining. Air conditioning keeps the space

**FOR SALE**

Please Call

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comfortable throughout the year, while the easy flow between rooms makes everyday living simple and enjoyable.

Modern, functional, and full of character, the kitchen features gas cooking, stainless steel appliances, and plenty of storage and bench space. It's the perfect place to whip up family meals while still being part of the conversation. Large windows frame leafy garden views, allowing more light to filter through and creating a bright, cheerful ambience.

Just off the kitchen, the second living area provides even more room for everyone to spread out. It's ideal for movie nights, family gatherings, or quiet mornings with a cup of coffee. From here, sliding doors open onto a spacious covered patio that overlooks the backyard. Where else would be better to spend your weekends? Enjoy summer barbecues and unwinding by the pool as the kids splash and play.

Outdoors, the large backyard is fully fenced, offering a secure space for children and pets to explore. The sparkling in-ground saltwater pool is sure to be a family favourite, while the garden shed and water tank add extra convenience for everyday living.

Back inside, the main home features three well-sized bedrooms, each with built-in wardrobes while the master bedroom enjoys air conditioning for year-round comfort. The bathroom, in original condition, provides an opportunity to renovate and create your ideal retreat. A separate toilet adds convenience, and a generous internal laundry with plenty of room for storage.

At the rear of the property, a private one-bedroom granny flat provides endless possibilities. It's perfect for extended family, guests, or as a home office or potential rental. The flat includes a bathroom and ample storage, offering a quiet and comfortable retreat that remains connected to the main home.

This home is positioned in a quiet pocket of Runcorn, close to everything you need. Runcorn Plaza and Warrigal Square Shopping Centre are only minutes away, and local bus stops are within walking distance, making city commutes easy. Families will love the nearby parks, walking tracks, and quality schools, including Warrigal Road State School and Runcorn State High School.

With its generous proportions, flexible layout, and prime location, this property offers exceptional value. Whether you want to move in, or invest with confidence, this home is full of opportunity.

Contact Ana Wang and Gary Liu to find out more about this exceptional family home.

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.

## MORE DETAILS

Property ID	B3QYF4R
Property Type	House
Land Area	901 m2
Including	Air Conditioning Toilets (2) Pool Dishwasher Built-in-Robes Fully Fenced Water Tank



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Runcorn

- 901m<sup>2</sup> Land Size
- 3 Bed
- 2 Bath
- 2 Car + Secure Off-Street

Internal 115m<sup>2</sup>

Outbuilding 41m<sup>2</sup>

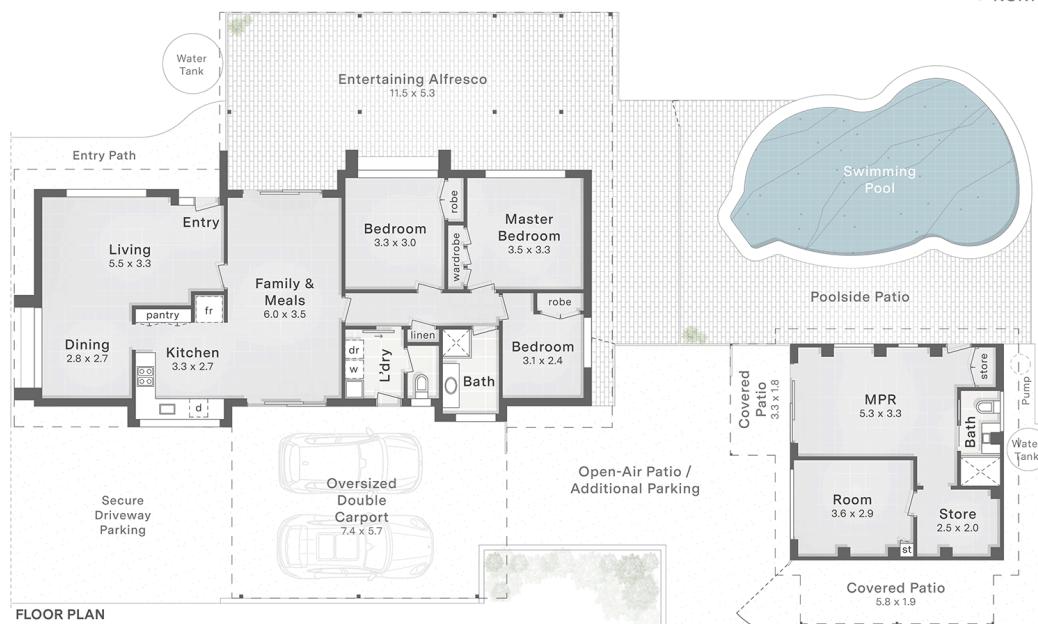
Alfresco & Covered Patios 75m<sup>2</sup>

Carport 45m<sup>2</sup>

Total 276m<sup>2</sup>

#### FloorScape

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1. Entry Gates
2. Secure Driveway Parking
3. Oversized Double Carport
4. Entertaining Alfresco
5. Water Tanks
6. Covered Patios
7. Outbuilding
8. Swimming Pool
9. Poolside Patio
10. Sheds
11. Fenced Grass Yard
12. Open-Air Patio / Additional Parking