

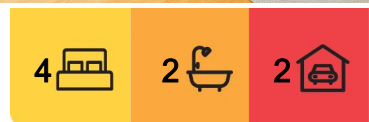
Runcorn, 40 Nursery Avenue

SOLD BY LYNDA SIMPSON

A 10-minute stroll to Fruitgrove train station and short drive to Pinelands/Runcorn Plazas and the Gateway Motorway, this freshened for sale 4-bedroom lowset sits on a flat 672m² block with 20m frontage that gives you the option to explore an extension, granny flat, the addition of a pool, or even a future rebuild (STCA).

Highlights:

- Light-filled interior with big security screened windows + sliders to patio off family room
- Freshly painted + new downlights & ceiling fans, A/C units in lounge & master
- Tiled kitchen/family room/meals area + a separate combined lounge/dining off entry
- Tiled alfresco patio at side with big timber beams, revert to double lock-up carport if needed
- 4 bedrooms, 2 bathrooms - 1 self-contained, second with shower, tub & toilet next door



For Sale
Please Call

View
ljhooker.com.au/B2HGF4R

Contact
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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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07 3344 0288

The lick of interior paint gives the lucky new owners of this home, or renters, a fresh backdrop to set their personal treasures against, all illuminated by new energy-saving downlights and conditions kept cool by swirling new fans in all bedrooms and the living area.

Floating timber-look floorboards span the bulk of the house, making for easy cleaning and creating a fashionable vibe, connecting well with the durable tiles in the combined kitchen/meals/family room - a space well-equipped with all-electric appliances and abundant storage.

The original open-sided double carport down the side has been converted with flash floor tiling and lighting into an all-season alfresco entertaining hub, with access through a screened slider from the kitchen/dining area and embraced by lush lawns within these fully fenced premises.

If you preferred, you could use half this outdoor space for dining and stow a car in front, but there's also handy gated access from the front directly onto the lawn if you need to keep a vehicle, boat, camper or trailer out of street sight.

On the accommodation front, there are up to 4 bedrooms on offer, 3 with built-in robes, the fourth a candidate as a work from home hub. Servicing these are 2 bathrooms, one self-contained with a shower and housing laundry facilities, the second with a shower, tub and vanity, the toilet next door.

For the walkers, 10 minutes is all it will take to get you to city-bound public transport - by train or bus, 15 to Runcorn Heights State School and 20 to Runcorn State High. If you're driving, Pinelands/Runcorn Plazas and Gowan Rd Medical Centre are all about 5 minutes.

All up, a top home on a big block with lots more potential.

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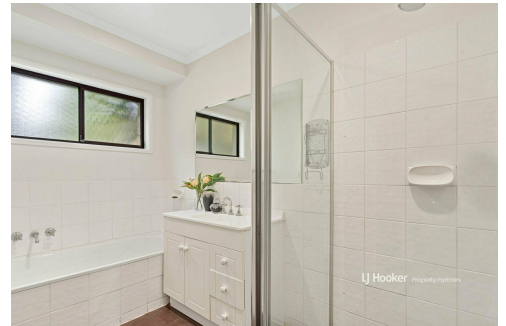
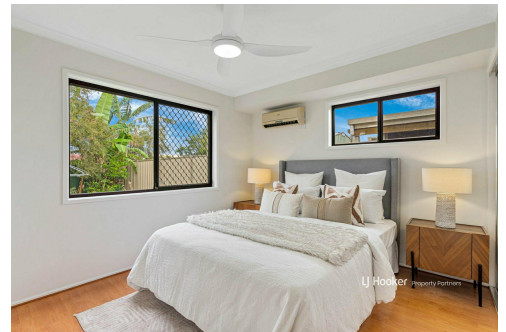
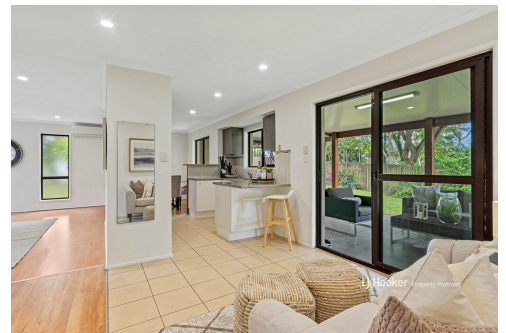
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More About this Property

Property ID	B2HGF4R
Property Type	House
Land Area	672 m ²
Including	Air Conditioning Toilets (2) Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

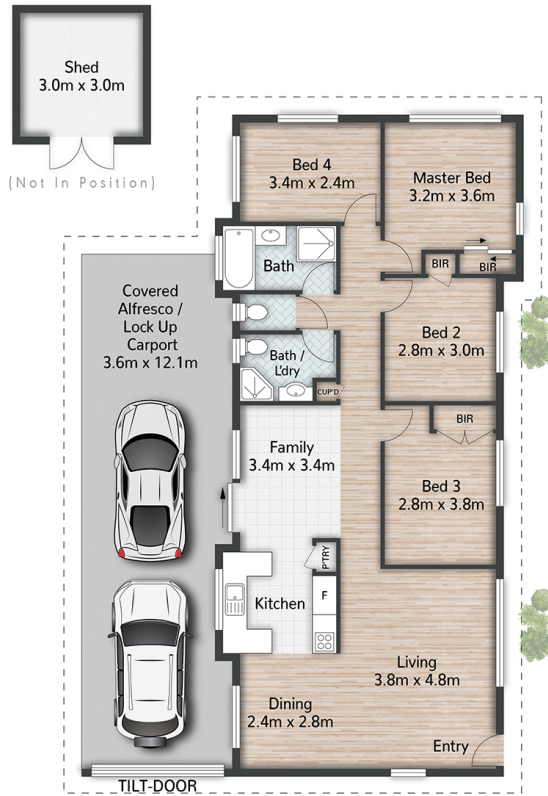
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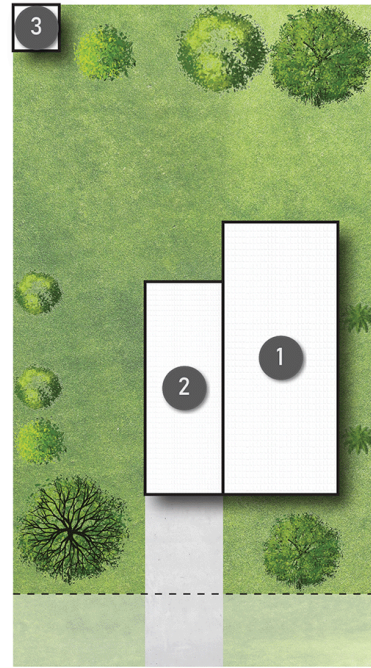
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LEGEND

- 1 RESIDENCE
- 2 ALFRESCO / CARPORT
- 3 SHED



Nursery Avenue



40 Nursery Avenue RUNCORN

4 | 2 | 2 | 158m²

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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