

## Runcorn, 7 Vista Circuit

SOLD BY ANA WANG

On a commanding block with proximity to everything, this 5-bedroom double-storey family home, surrounded by cushioned lawns, is an effortless walk to the local shops, parks schools and public transport.

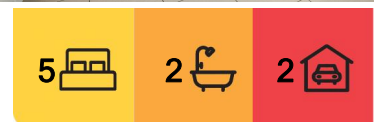
### Highlights:

- Freshly painted interior and all new lighting plus solar panels included
- 4 timber floored bedrooms upstairs, the master with a WIR and ensuite
- Timber-floored MPR (guest bed, hobby hub) downstairs beside a study nook which could be turned into an ensuite and granny flat
- Free-flowing tiled living/dining/kitchen zone with statement rangehood over gas cooker
- Family bathroom upstairs + a separate toilet below, next to the laundry

Big windows and screened sliders overlooking the grassy grounds embracing this home ensure its spacious interior captures the perfect amount of natural light to take the cool out



**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.



**For Sale**  
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**LJ Hooker Property Partners**  
07 3344 0288

of a winter's day and keep the sting of the summer sun at bay.

The indoor/outdoor connection is best showcased downstairs where the living room extends to the side as well as a covered back patio through 2 sets of sliders, and the adjacent dining room and kitchen overlook other pockets of the fenced yard.

Creating quick weeknight meals or big spreads for guests will be a breeze in this large, open kitchen offering plenty of prep and storage space, and a big gas cooker with sparkling stainless rangehood.

Upstairs, timber floors run through 4 bedrooms, 3 along one side of the hallway and sharing a family bathroom with a separate toilet, and the master on its own opposite, sporting a roomy walk-in robe and a private ensuite with a shower.

In a crafty conversion, the original double garage has been transformed and now, beside a secure single covered parking area, is a useful ground level multi-purpose room with a study nook outside which could be turned into an ensuite. With timber floors underfoot in here too, this could make a terrific guest bedroom or a retreat for a teen or extended family - with the option to further reconfigure the space to turn it into a granny flat (STCA).

Elsewhere, there's a large laundry off the entrance foyer with a separate toilet at the end, and lots of off-street parking on the long front driveway.

Walkers will love this location, with most amenities reached with an effortless stroll. Garrett Park, with its shaded BBQ picnic facilities is a 2-minute walk or you can get to big open spaces at Daw Rd Park in about 10, passing bus stops enroute. Runcorn Plaza and Warrigal Square shops are under 10-minutes on foot, while 15 will get the kids to Warrigal Rd State School and Runcorn State High.

This is a must-view for big families or buyers with plans for more little ones in the future.

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## More About this Property

<b>Property ID</b>	B2DMF4R
<b>Property Type</b>	House
<b>Land Area</b>	411 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (3) Courtyard Dishwasher Built-in-Robes Fully Fenced Remote Garage

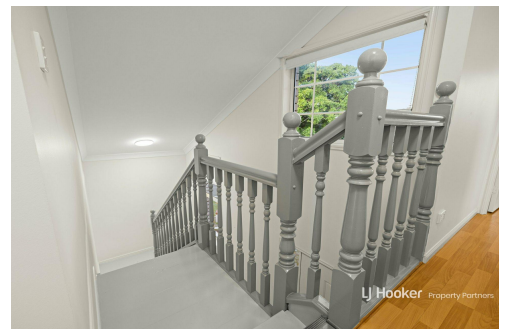
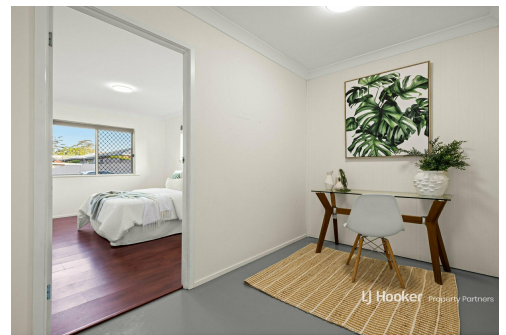
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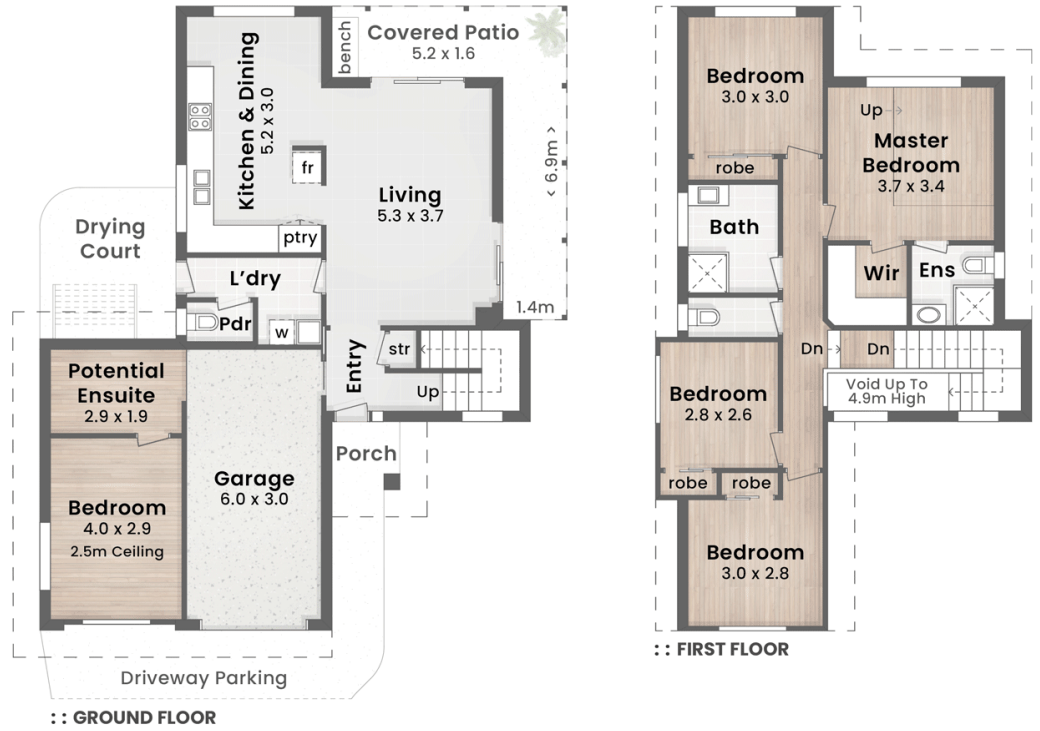
7  
Vista Circuit  
**RUNCORN**

-  411m<sup>2</sup>
-  5 Bed
-  2 Bath + Powder
-  1 Car + Off-Street

Internal 170m<sup>2</sup>  
Patio & Porch 18m<sup>2</sup>  
**Total 188m<sup>2</sup>**

**pdc.**

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**LEGEND**

1. Driveway Parking
2. Side Access Gate
3. PV Solar Panels
4. Entry Porch
5. Drying Court
6. Grass Yard
7. Covered Patio

