

Runcorn, 9 Leopardwood Street

SOLD BY SHIRLEY CHOW



Essential viewing for large families as well as buyers looking to house live-in in-laws or chasing supplementary rental income, this versatile property sits within the reputed Warrigal Road State Primary catchment; with a perfect northerly aspect, a professional landscaped garden comprises a recently tastefully updated primary residence of 5 bedrooms along with a self-contained 1-bed granny flat.

Highlights:

- Prized corner block, directly opposite a lovely big park - perfect for a kick of the footy
- Main home: 5 beds, 2 baths, stylish oversized open plan kitchen, a large laundry with built-in cabinetry, fresh paint, updated hybrid floors, massive 45.08M2 patio with updated roof, mini golf putting green, double carport, professional landscaped garden and lots more.
- Chic self-contained granny flat: combined bedroom/lounge/dining with A/C, separate

For Sale
Please Call

View
ljhooker.com.au/B306F4R

Contact
Shirley Chow
0419 747 988
shirleychow@ljhpp.com.au



LJ Hooker Property Partners
07 3344 0288

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kitchenette, its own bathroom and a good-sized laundry - was fetching \$450/week in rent.

- Short walk to trains, Runcorn State High, city/university buses, Runcorn Plaza, Warrigal Square, Warrigal Road State School, childcare, restaurants, Runcorn Pool and lots more.

By reimagining the original home through clever renovations undertaken only 2 years ago, the current owners have added loads of additional value and versatility to a property that boasts a fabulous location across from a large, serene park and walking distance to schools, shops and public transport.

The main home now boasts attractive hybrid timber flooring through its 5 bedrooms and a spacious, fan-cooled meals and family room that opens onto a 45.08M2 alfresco patio and a mini golf putting green for your perfect indoor and outdoor living. If car cover is a non-negotiable, you'll be pleased that a new double carport was constructed by a licenced builder for safe vehicle parking.

Overlooking the family room is a massive kitchen, a space transformed through renos into a gourmet cook's haven with stone topped benches, reams of crisp white cabinetry, tiled splashbacks and all-electric appliances.

Of the accommodations, the air-conditioned master bedroom has a custom-fitted walk-in robe and an ensuite with new tapware, while the other 4 bedrooms share a family-sized main bathroom with updated tapware. Across the house there are 5 A/Cs, with a solar system on the insulated roof to help offset energy use.

Open plan in its design, the air-conditioned granny flat offers a hybrid timber floored combined bedroom/living/dining area, with an adjacent tiled kitchenette, private bathroom and a good-sized laundry. All electrical and plumbing works are trade certified.

Fantastic convenient location with many parklands nearby, including a dog park for your beloved pets, this property will have wide market appeal, so, get offers in early or be bid-ready for auction!

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Sunnyvale Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 39 633 082 112 / 21 107 068 020



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More About this Property

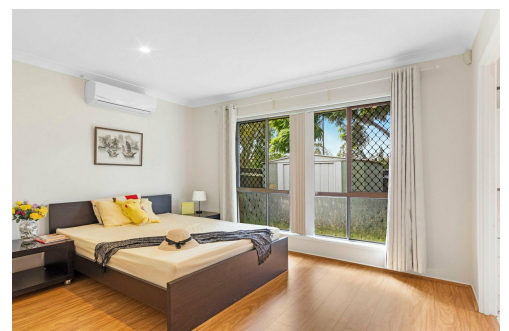
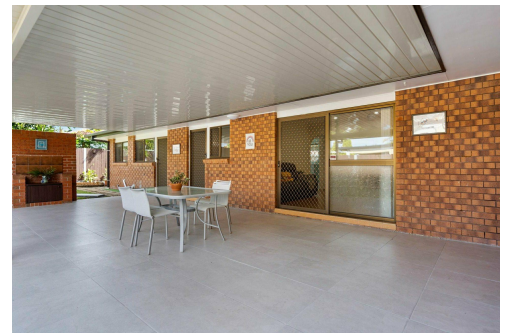
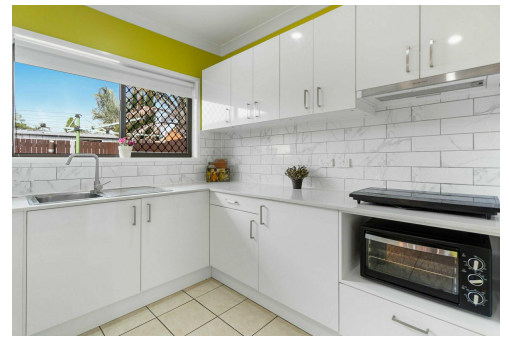
Property ID	B306F4R
Property Type	House
Land Area	626 m2
Including	Ensuite Air Conditioning Toilets (3) Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Solar Panels

Shirley Chow 0419 747 988

Agent with Jackson Chow | shirleychow@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au



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