

Runcorn, 13/52 Daw Road

SOLD BY STEPHANIE TRAN & EUGENE CAVANAGH

Only a few minutes' walk to the supermarket and tasty eats at Runcorn Plaza, with more options over the road at Warrigal Square, this bright and breezy 2-storey townhouse is gleaming after a mini-makeover and is a must view for first time buyers and investors.

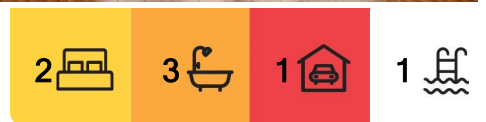
Highlights:

- Freshly painted roof + interior walls & new downlights
- Separate living & dining areas
- 2 carpeted bedrooms with fans & BIRs, ensuite off master + another full bathroom
- Handy downstairs powder room & a bonus shower at back of secure single garage
- Part of a quiet complex of 64 with an onsite manager & a pool
- Warrigal Road State School catchment

One of this property's best features is that its downstairs layout bucks the all-too-familiar open-plan format, giving privacy to a fan-cooled living room by placing it on its own off the



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For Sale
Please Call

View
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front entry. The hallway then flows into the kitchen, gleaming with its electric cooker/oven and rangehood, as well as a dishwasher, and the adjacent dining room.

There's a split system A/C unit in the dining area but the whole lower floor can be naturally aired simply by opening as many as 4 sets of screened glass sliders; two in the living room leading to a sweet front patio nestled behind leafy hedges, and the others extending the dining area to another open-air paved entertaining space in the fenced back yard.

Upstairs the two carpeted bedrooms are distanced by the central landing and equally appointed with ceiling fans and built in robes. The slightly larger master does have direct access into a private ensuite with a corner shower, but the second bathroom is right outside the other bedroom and offering a space-saving shower over bath combo.

In another rarity, along with a downstairs powder room, there's a full shower concealed behind a slider at the back of the lock-up single garage! If you need more enticement, there's ample storage with a linen closet and a cubby under the staircase.

From this neighbourly complex offering the convenience of onsite management, a short walk will service most needs including bus connections to Westfield Mt Gravatt and the city, Warrigal Rd State School and of course - the supermarket, eateries and speciality stores at Runcorn Plaza and its neighbour, Warrigal Square. For shopping at the big-name supermarkets, a 6-minute drive will get you to Pinelands Plaza via Runcorn State High.

Get the non-cookie cutter townhouse experience & make a smart buy in this foot-friendly location.

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More About this Property

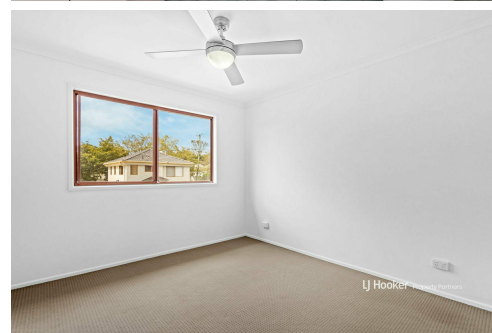
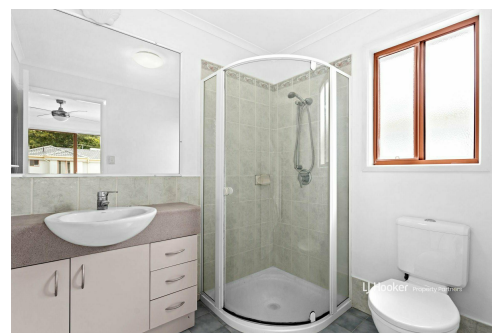
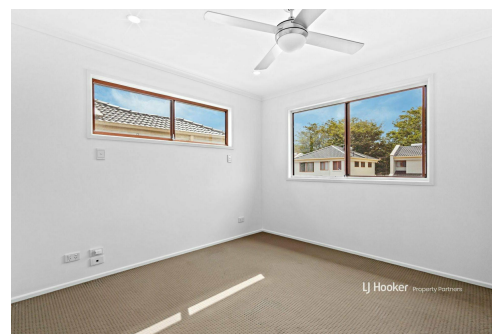
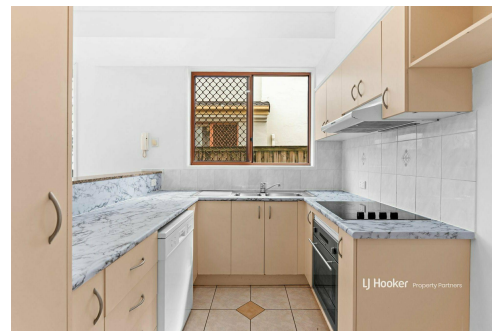
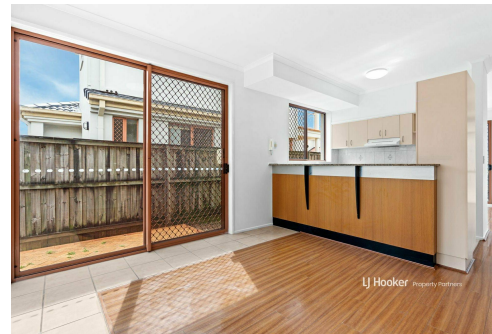
Property ID	B2D0F4R
Property Type	Townhouse
Land Area	186 m ²
Including	Ensuite Air Conditioning Toilets (3) Pool Dishwasher Floorboards Built-in-Robes Solar Hot Water

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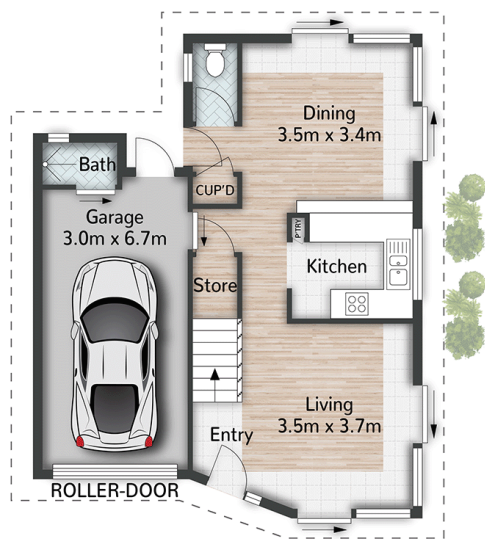
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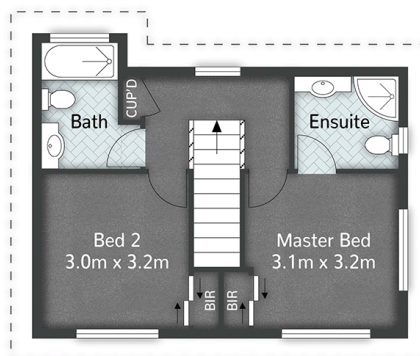
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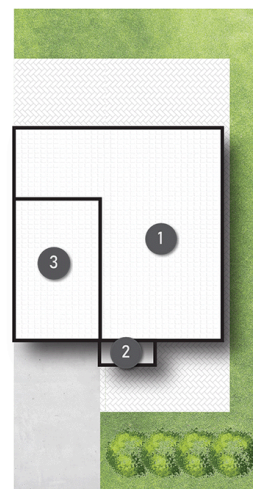
GROUND FLOOR



FIRST FLOOR

LEGEND

- 1 RESIDENCE
- 2 PORCH
- 3 GARAGE



SITE PLAN



13/52 Daw Road **RUNCORN**

2 | 3 | 1 | 101m²

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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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