



13/77 Nursery Avenue, Runcorn

SOLD BY HAGEN CHAN, ALAN GU & ZORA LIU

Neat, functional, and ideally located - this smartly presented townhouse offers all the comfort and convenience you're after, with none of the fuss. Tucked away in a secure gated complex with on-site amenities, it's a lifestyle-ready choice for savvy investors, first-home buyers, or those looking to downsize without compromise.

Top 5 Features at a Glance

1. Well-maintained townhouse with low body corporate - just \$69 per week.
2. Air con in living and main bedroom, 2-way bathroom, plus spacious patio.
3. Potential to convert upstairs living into a third bedroom.
4. Fully gated complex with pool and BBQ area for year-round enjoyment.
5. City express buses at your doorstep, plus walk to Fruitgrove Train Station.

Neatly maintained, this 2-level townhouse offers a light-filled, easy layout with practical features throughout. The spacious, open-plan living and dining zone is cooled by a split-system air conditioner and flows seamlessly from the kitchen - equipped with ample cabinetry,

2 1 1

FOR SALE

Under Contract by Hagen and Alan

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

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generous bench space, and a full-length serving bar.

Step outside and you'll be greeted by a charming undercover patio - perfect for laid-back outdoor dining or hosting a weekend barbecue. It's private, peaceful, and framed by easy-care gardens that keep things low maintenance.

Upstairs, the two generously sized bedrooms are fitted with built-in robes, with the master also enjoying its own split system A/C and direct access to the cleverly designed two-way bathroom. A separate upstairs toilet adds extra convenience, while a handy powder room downstairs means guests are always catered for.

Adding value and flexibility is an upstairs multipurpose space that could function as a media nook, study zone, or even be converted to a third bedroom - ideal for growing needs or as an added rental feature.

Extra comforts like ceiling fans, internal laundry, and a secure remote garage enhance the livability of the home. All set within a well-maintained, fully gated complex featuring an inviting in-ground pool and shaded BBQ area - offering that resort-style feel without the price tag.

And when it comes to location, it's all about convenience. There's a city express bus stop right at the front of the complex, and you're within walking distance to Fruitgrove train station, local parks, and nearby schools including Runcorn Heights State School. Plus, shops, dining, childcare and other daily amenities are all just minutes away.

This is easy, breezy townhouse living that ticks all the boxes - low maintenance, high appeal, and ready to move in or rent out. Don't miss your chance to secure this well-positioned gem in a sought-after Runcorn pocket. Contact Hagen Chan, Alan Gu, or Zora Liu today to arrange your inspection or find out more.

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The Liu Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 60 625 175 849 / 21 107 068 020

MORE DETAILS

Property ID B3FSF4R
Property Type Townhouse
Including Study
Air Conditioning
Toilets (1)
Pool
Secure Parking
Fully Fenced
Remote Garage

Hagen Chan 0466 603 703

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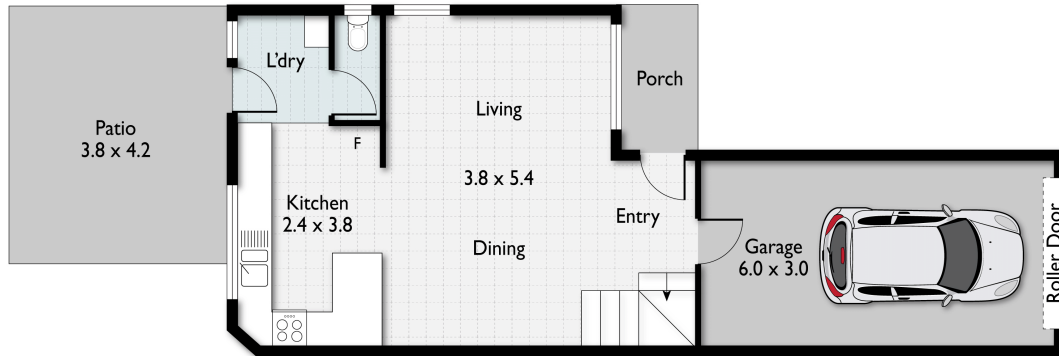
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Scale in meters. Indicative only. Dimensions are approximate.
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