

Runcorn, 16/36 Rushton Street

Refurbished Modern SUPERSIZED Townhouse in a Park-Fringe Tranquil Setting!

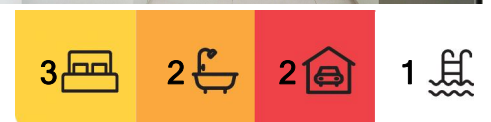
With no neighbours behind and the vast grounds of Persse Rd Park a stroll down the street, this larger than average 2-storey end unit townhouse enjoys a particularly peaceful position with a leafy estate with a fully-maintained pool - and it's fresh from an extensive makeover ready to welcome new residents or renters.

Highlights:

- Fab new modern tiles in the 7m x 3.6m lounge/2.6m x 2.6m dining area and cosy carpet in the 3 beds upstairs
- Freshly painted inside + a reconditioned Colourbond roof up top
- New ceilings fans in bedrooms, updated blinds, new lighting + switches up and down
- Master bed with ensuite, full bathroom upstairs + powder room (new toilet) below
- Open-air patio beside a north-facing yard backing onto a greenway through to the park



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
Please Call

View
ljhooker.com.au/B2F2F4R

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LJ Hooker Property Partners
07 3344 0288

Following the extensive updates pre hitting the market, this terrific townhouse is completely vacant and move-in ready - which means you can be in (enjoying the pool!) before summer gets started!

A functional floorplan sees the combined living and dining area running from the front entrance to the slider out to an alfresco patio and grassy yard - with no neighbours behind the fence. A/C keeps this social space comfy year-round, flowing through to the adjacent kitchen which is all-electric in the appliance department with a time-saving dishwasher in the mix!

Upstairs, each of the 3 updated carpeted bedrooms has a built-in closet, the larger master with double the capacity, an ensuite and comfortable A/C. In addition to the other full bathroom on the top floor, there's a powder room at the foot of the staircase, with a new loo. The laundry is off the kitchen and there's a parking space on the driveway in front of a secure single garage for your extra vehicle.

Securing this property gives you, or your tenants, access to this estate's inground pool, maintained on your behalf. You also get the convenience of a 15-minute walk to Fruitgrove train station, zoning for nearby Runcorn Heights State School and Runcorn State High, and only minutes by car to your pick of Pinelands Plaza, Sunnybank Hills Shoppingtown or Underwood Marketplace.

If nice and new appeals to you, take advantage of the work done to give this place a fresh new feel!

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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	B2F2F4R
Property Type	Townhouse
Land Area	120 m ²
Including	Ensuite Air Conditioning Toilets (3) Pool Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

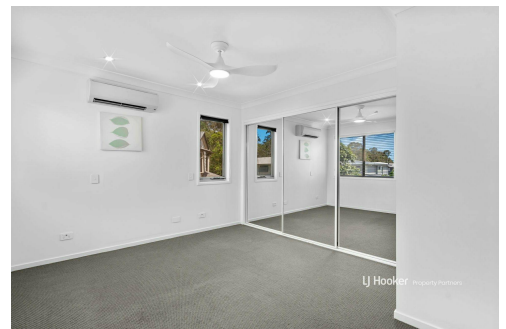
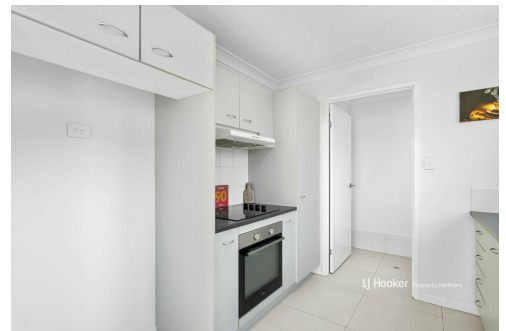
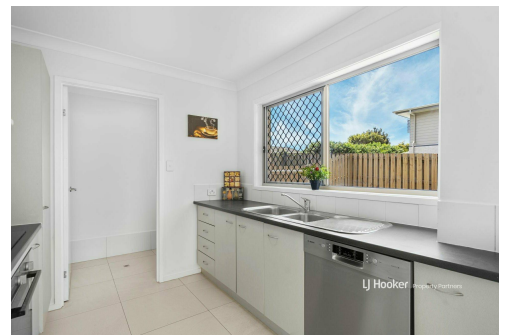
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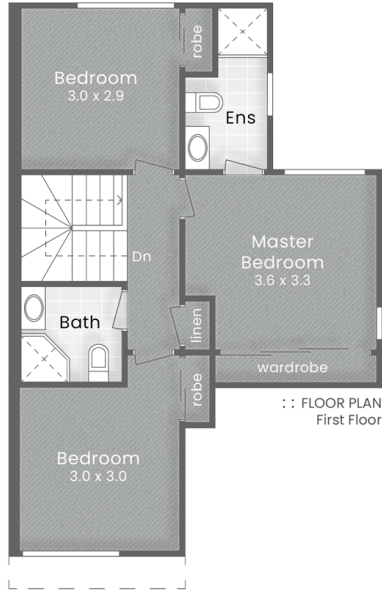
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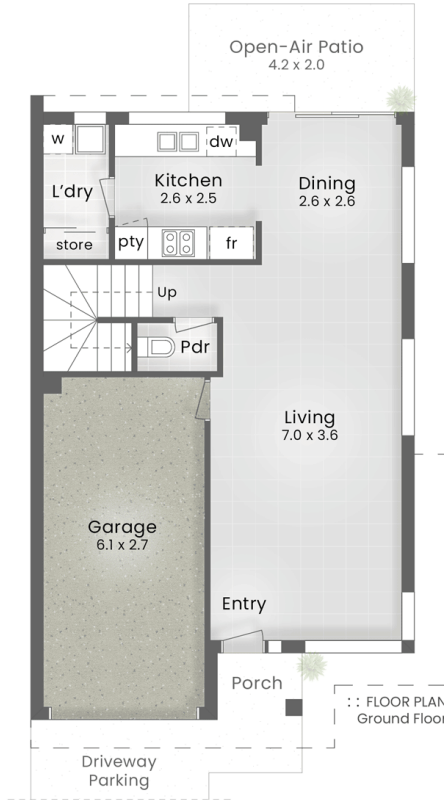
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↑ NORTH



:: FLOOR PLAN
First Floor



:: FLOOR PLAN
Ground Floor

LEGEND

- 1. Driveway | 2. Porch
- 3. Open-Air Patio | 4. Grassed Yard



:: SITE PLAN

RUSHTON
STREET

16/36 Rushton Street RUNCORN

3 Bed

2 Bath + Powder

1 Car + Off-Street

Internal 127m² | Porch & Patio 11m² | Total 138m² or 15 Squares

LJ Hooker
Sunnybank Hills

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