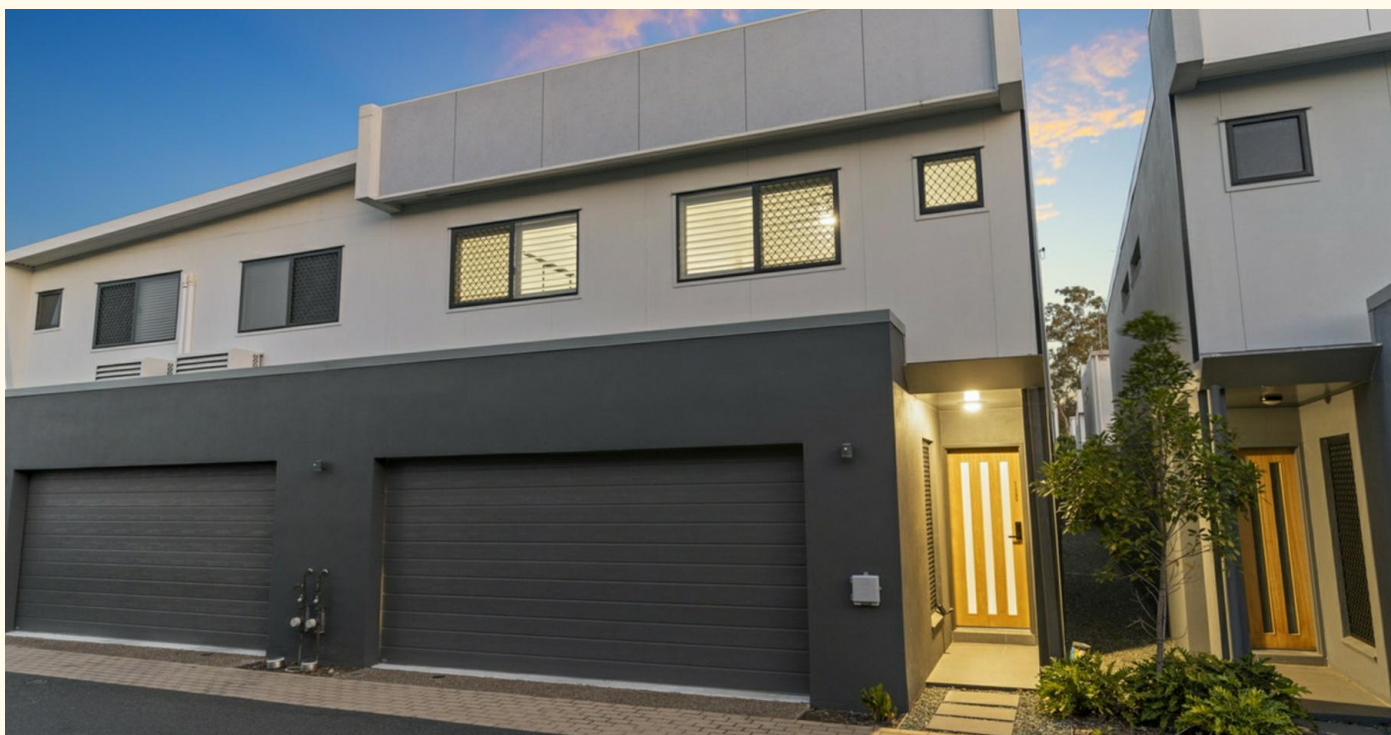




18/102 Nemies Road, Runcorn

Prestige 2-storey townhouse: 4 beds & a premium fit out

Only 3 years new, this move-in ready property sets the benchmark for high-end townhouse living with 2 light-filled levels incorporating 4 bedrooms, 3 luxe bathrooms & 2 living spaces.

Highlights:

- Tiled open-plan lounge/dining beside designer kitchen (all electric mod cons, stone benches)
- Open living/study space above + 4 beds with BIRs (master with an ensuite) & a full bathroom
- Downstairs powder room, laundry at rear of double garage, a 7m long fan-cooled rear patio
- AC to beds + lower living, full height tiled bathrooms with black tapware & floating vanities
- High ceilings, plantation shutters, suspended concrete floor to upper level, tropical garden
- Strong rental appraisal of \$800-\$850 per week

Inside, a fashion-forward fit-out underpinned by a timeless neutral colour palate, perfectly complements the home's streamlined modern facade. Downstairs, large format tiles run from the entry into an air-conditioned living/meals hub with a circular LED feature light suspended over the dining side, and twin drop pendants illuminating a

4 2 2

FOR SALE
Under Contract

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

LJ Hooker

high-topped breakfast bar.

The kitchen is dreamy, with tiled splashbacks rising from the stone benchtops to meet a wall of white overhead cabinets, and every mod con at the ready, including a dishwasher, induction cooktop, oven and concealed rangehood.

If you're keen to entertain outdoors, there are 2 sets of screened sliders that extend the living/dining area onto a fan-cooled alfresco terrace with ample room for a large table and a tranquil outlook over a fenced courtyard garden with a little lawn and lush, tropical plants.

The staircase has a stylish glass balustrade and its own feature lighting and the upper-level swaps tiles for hybrid flooring, the fan-cooled landing providing a versatile reading area or study nook.

Each of the bedrooms has a BIR, fan and split system AC, most with plantation shutters, the master with double the closet capacity and a full-height tiled ensuite with a shower. The main bathroom is as plush but with a combined shower-over-tub set-up, there's also a powder room below, the laundry recessed at the back of the secure double garage.

This scenic pocket of Runcorn is home to quality dwellings and lots of open green space. From here, you can walk to a nearby park with an off-leash dog area, Runcorn Heights State School and city-bound buses. Inside a short drive you can reach several shopping precincts (SBH Shoppingtown, Calamvale Central, Runcorn Plaza, Warrigal Square) and jump onto the Gateway Motorway.

Essential viewing for mid-size families seeking elevated townhouse living & savvy investors.

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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 B4WCF4R
Property Type Townhouse
Including Study
Air Conditioning
Toilets (1)
Courtyard
Dishwasher
Floorboards
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage

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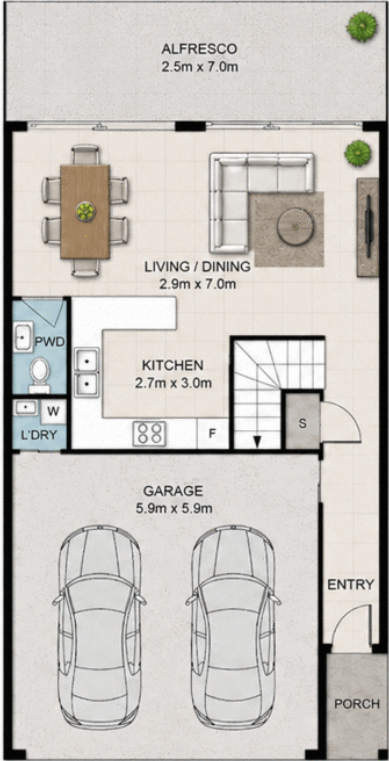
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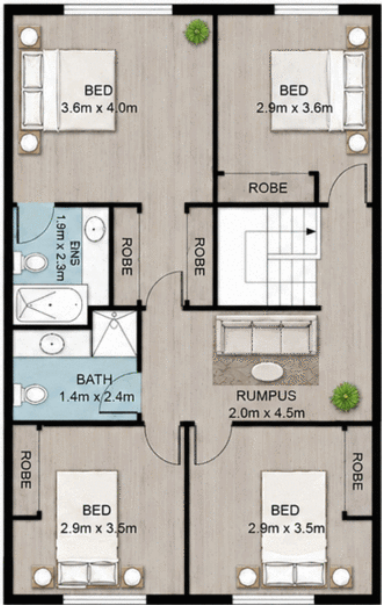


18/102 Niemies Rd, Runcorn

4 | 2 | 2 | 191 m²



GROUND LEVEL



FIRST LEVEL

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.