



Runcorn, 3/52 Daw Road

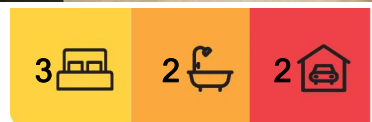
Updated freestanding 3-bed villa with no-mow surrounds

This single-level villa just a short walk to shops, school and buses will make a stress-free rental or just a fabulous first home or downsizer for buyers looking to spend more time pursuing leisure activities than pushing a mower around their backyard!

Highlights:

- A coveted freestanding villa with a single garage + extra parking for 2 more out front
- 2.7m ceilings throughout an easy-clean interior sporting new fans in bedrooms & living
- One-sweep hybrid floors inside and hose-and-go concrete through all outside areas
- All new covered rear patio with lighting for night-time entertaining
- 3 bedrooms, all with fans, 2 with split-system A/C units for personal comfort control

The stylish hybrid timber floors running throughout this home, bar the two tiled bathrooms, exude a fashion-forward vibe and make for easy housekeeping.



For Sale
UNDER CONTRACT FOR \$765,000

View
By Appointment

Contact
Ana Wang
0426 667 789
anawang@ljhsbh.com.au



LJ Hooker Property Partners
07 3344 0288

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.

They're best on show in the air-conditioned open plan living/dining area, overlooked by a generous kitchen with dramatic black cabinetry finishes, chic gooseneck tap, gas cooker, wall oven, microwave nook, and dishwasher.

Also fan-cooled, the living area opens through a screened slider to the rear patio, so cooling breezes can be captured when they're on offer.

Of the 3 bedrooms, all have fans and pull-down blinds over their screened windows, 2 with their own A/C units. One of these is the rear master which also has an ensuite with a shower, while the main bathroom is equipped with a space-saving enclosed shower over tub.

A practical laundry sits at the back of the secure single garage, complemented by open-air parking out front.

If a lock-and-leave lifestyle has appeal, this villa will be hard to resist. Concrete running along the front, both sides and out back - including under the newly installed covered rear patio - leaves only one spot needing an occasional water at most; a small garden bed out front - easily accessed by a neighbour without needing keys.

Walkable locations also don't get much better, with Runcorn Plaza and its neighbour Warrigal Square just 250m away, with bus stops on route. Six on foot will get you dropping the little ones at Warrigal Rd State School, while the older kids can walk the 15 minutes to Runcorn State High.

A must-view for renters, first home buyers and downsizers - this will be in hot demand.

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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



LJ Hooker Property Partners
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More About this Property

Property ID	B2G3F4R
Property Type	Townhouse
Land Area	282 m ²
Including	Air Conditioning Toilets (2) Courtyard Dishwasher Built-in-Robes Fully Fenced Remote Garage

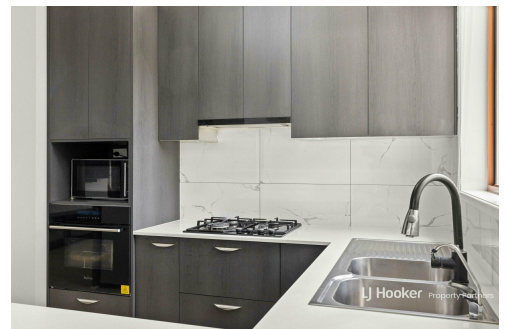
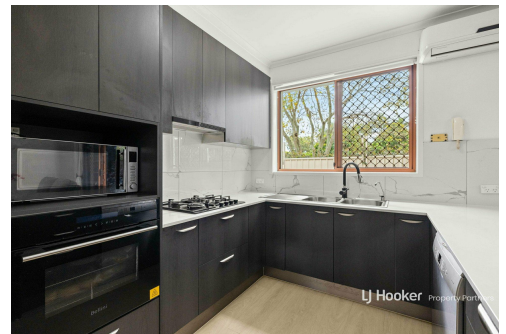
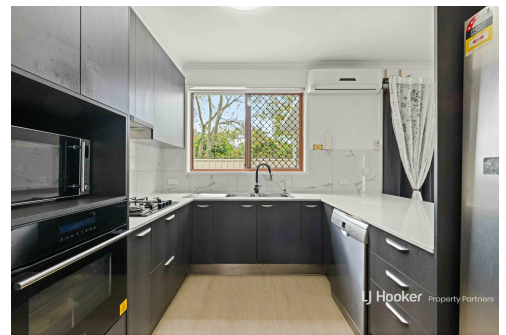
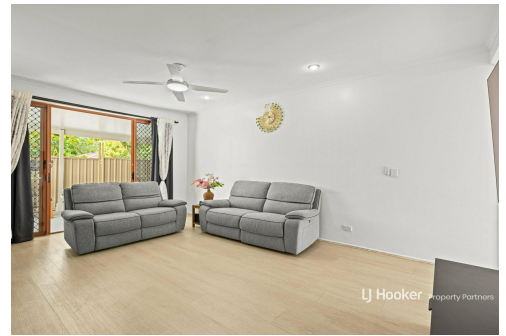
Ana Wang 0426 667 789

Agent with Zora Liu | anawang@ljhsbh.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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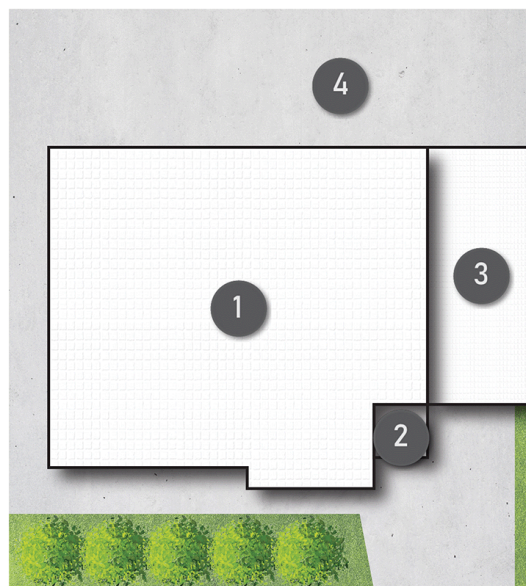


Unit 3/52 Daw Road **RUNCORN**

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LEGEND

- 1 RESIDENCE
- 2 PORCH
- 3 GARAGE
- 4 PATIO



3 | 2 | 1 | 164m²

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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