

## Runcorn, 31/9 Premworth Place

SOLD BY ANA WANG & GARY LIU

Single-level villas in secure gated estates are always popular and this one will shoot straight to the top of many buyers lists thanks to its sweet location and thoughtful renovations inside and out.

Highlights:

- Attractive lowset style - perfect for downsizers and parents with a newborn/toddler
- Freshly painted + new fans, bathroom fixtures, door locks, internal and external lights, hot water system, fencing
- Air-conditioned dining room/kitchen and fans in the adjacent lounge & both beds
- Fab new kitchen bench tops over white-washed cabinetry, all-electric mod cons, dual sink
- 2-way entry into main bathroom inc. direct access from the larger master suite

Enjoying scenic views of leafy hedges in the front garden from a big bank of full-height



**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.

2

1

1

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B243F4R](http://ljhooker.com.au/B243F4R)

**Contact**  
**Ana Wang**  
0426 667 789  
[anawang@ljhsbh.com.au](mailto:anawang@ljhsbh.com.au)

**Gary Liu**  
0450 996 993  
[garyl原因@ljhpp.com.au](mailto:garyl原因@ljhpp.com.au)

**LJ Hooker Property Partners**  
07 3344 0288

windows, the lounge is a welcoming entry into this lovely villa. The gorgeous hybrid timber flooring here is repeated in the 2 bedrooms and adds a good dose of modern feel to the overall interior vibe.

Twin openings within the wall separating the lounge from the air-conditioned dining room next to it create great display niches. Also, because the dining area opens through a slider to the fenced yard, they enhance airflow across these busy social spaces when the back door is open.

For easy cleaning, the dining area and adjacent kitchen are tiled. After a big makeover, the kitchen now sports hard-wearing dark-hued benchtops above and beneath reams of white cabinetry. The appliances are all-electric, there's a handy double sink and draining board, and loads of room to move about.

Both the dining area and master bedroom open through screened sliders onto a paved patio overlooking a low upkeep yard with new timber fencing. Currently, this outdoor space is open-air, but you could easily explore options for budget-friendly shade cover to amp up the seasonal versatility. The yard can remain as it is or be tended to by a loving green thumb with visions of homegrown produce or blooming flowers in spring!

Both bedrooms are light-filled spaces with robes, the master enjoying direct access into a 2-way bathroom with a coastal cool blue and white theme, swish new fixtures, and a space-saving shower-over-bath combo.

On the location front, you can walk to everything you need: city-bound buses on Daw Rd (3 minutes), parks (5), Runcorn Plaza (11), Runcorn State High (11), and Warrigal Rd State School (15). You'll barely need to reverse the car out of your secure single garage!

Be the first to enjoy all the fabulous new updates to this value-for-money villa.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

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**  
**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.



## More About this Property

<b>Property ID</b>	B243F4R
<b>Property Type</b>	Townhouse
<b>House Size</b>	111 m <sup>2</sup>
<b>Land Area</b>	210 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (1) Courtyard Dishwasher Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Ana Wang 0426 667 789**

Agent with Zora Liu | [anawang@ljhsbh.com.au](mailto:anawang@ljhsbh.com.au)

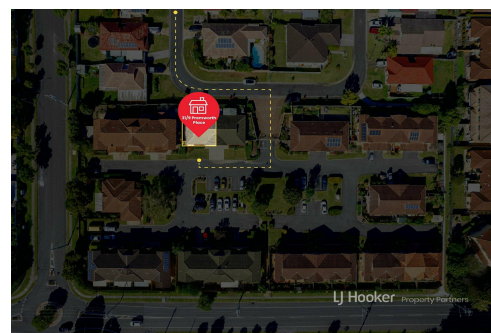
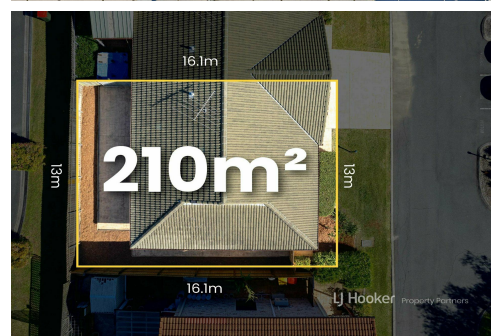
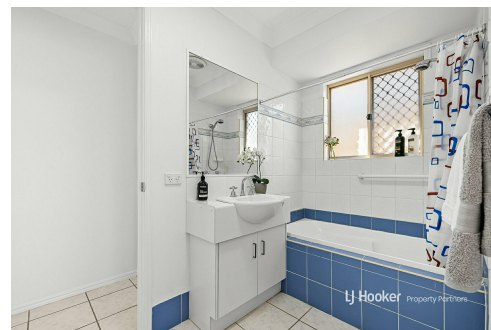
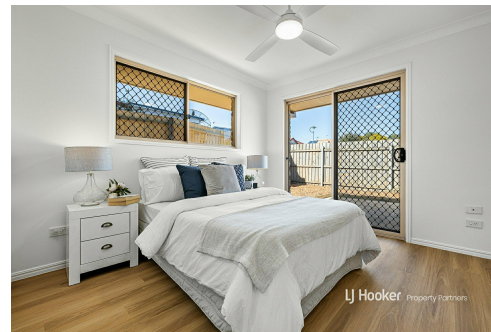
**Gary Liu 0450 996 993**

Agent with Zora Liu | [garyliu@ljhpp.com.au](mailto:garyliu@ljhpp.com.au)

**LJ Hooker Property Partners 07 3344 0288**

25 Pinelands Road, SUNNYBANK HILLS QLD 4109

[propertypartners.ljhooker.com.au](mailto:propertypartners.ljhooker.com.au) | [sunnybankhills@ljhpp.com.au](mailto:sunnybankhills@ljhpp.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

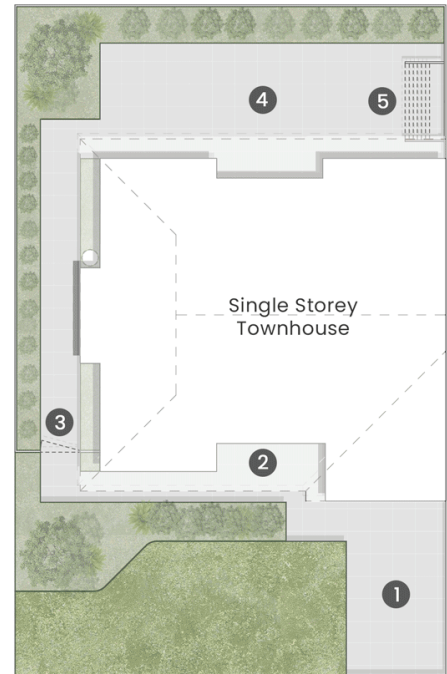
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Property Partners**  
**07 3344 0288**



:: FLOOR PLAN

- LEGEND**
- 1. Driveway Parking | 2. Entry Porch
  - 3. Side Access Gate | 4. Open-Air Patio
  - 5. Clothes Line



:: SITE PLAN

## DRIVEWAY ACCESS TO PREMWRTH PLACE

PREMWRTH COURT

31/9 Premwrth Place RUNCORN

2 Bed | 1 Bath | 1 Car + 1 Off-Street

**LJ Hooker**  
Property Partners

Internal 101m<sup>2</sup> | Porch & Covered Area 10m<sup>2</sup> | Total 111m<sup>2</sup>

Open-Air Patio 35m<sup>2</sup>

**DISCLAIMER:** This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of Pure Design Concepts. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken of building design. Find out more at [puredesignconcepts.com.au](http://puredesignconcepts.com.au)

**pdc.**