







35/83 Persse Road, Runcorn

Terrific 2-storey townhouse - 3 beds + a remodelled kitchen!

Pairing the priceless peace of mind that comes with living inside a gated complex with the convenience of on-site management and shared use of a swimming pool and BBQ area, this 3-bedroom townhouse easily checks all the 'must-have' boxes of both owner-occupiers and investors.

Highlights:
· Timber floored combined living/dining area with chic plantation shutters, AC & a ceiling fan
· Tiled gourmet kitchen, redone only 3 years ago, all-electric mod cons including a dishwasher
· 3 spacious bedrooms upstairs, all carpeted with BIRs & fans, 2 with AC (including the master)
· Ensuite (shower) off master, second bathroom (shower & tub), 3rd toilet beside the laundry
· Secure single garage, fenced courtyard with covered entertaining area

Walking through the well-proportioned interior, it's immediately evident this is a property that's been much-loved and tastefully updated to retain its contemporary look and feel.

3 2 2

FOR SALE
Offers Above $800,000

VIEW
Sat 7th Nov @ 10:00AM - 10:30AM

AGENTS

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Interested parties must rely solely on their own enquiries.

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Downstairs, the open-plan lounge/dining hub boasts rich-toned timber flooring, along with a split system AC unit, ceiling fan and a light-spilling bank of windows with adjustable plantation shutters. The tiled galley-style kitchen was refurbished just 3 years ago and has sleek benchtops and a full deck of modern appliances, the laundry nestled next door and set-up to accommodate a wall-mounted dryer over the washing machine, the trough doubling as a vanity for the downstairs toilet.

The laundry and dining area both provide access to a generous fenced courtyard, comprising a covered paved patio with room for an outdoor table and loungers, as well as a clothesline, perimeter garden beds and an easy-care garden out back that look after themselves.

Upstairs, the 3 carpeted bedrooms all have built-in robes and ceiling fans; the master and one other enjoying the luxury of their own AC units, the master also endowed with double the closet capacity and a private ensuite. The main bathroom on this floor has a shower and tub, with a large mirror over the vanity.

Another 'double thumbs up' can be awarded to this location with Fruitgrove train station only a short stroll, paving the way for cruisy half-hour commutes to the city, and several parks with playgrounds and bike tracks close by too. By car, local schools (Runcorn Heights State School & Runcorn State High), Pinelands Plaza, Sunnybank Hills Shoppingtown/Calamvale Central and the M2, are all reachable in well under 10 minutes.

For a lifestyle of convenience and comfort + gated estate security, end your search here.

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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	B51UF4R
Property Type	Townhouse
Land Area	217 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Pool
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage







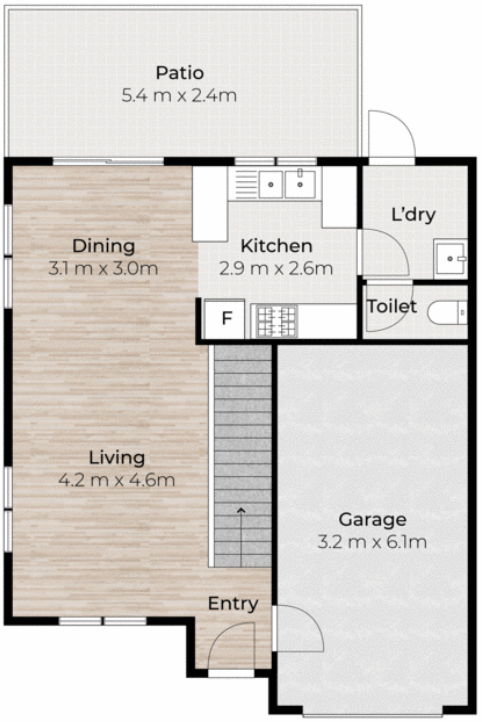




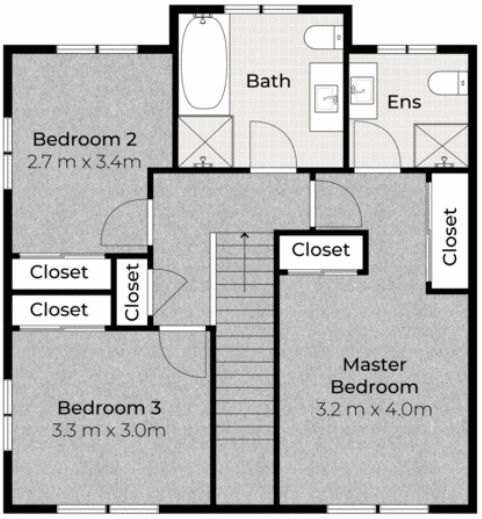
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Ground Floor



First Floor

3 2 1 140sqm

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Scale in meters. Indicative only. Dimensions are approximate.
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