



53/8 Diamond Place, Runcorn

Single-level 3-bed villa with grassy rear courtyard

Inside a gated complex with on-site management and a sail-shaded pool, this is an investor-friendly villa that would also make a terrific first home or a discerning choice for downsizers.

Highlights:

- Tiled combined lounge/dining room with AC, adjacent kitchen with all-electric appliances
- A sunny front porch + a big rear courtyard with large patio, lawn & established gardens
- 3 carpeted beds, 2 with BIRs, master with AC, fan, BIRs & an ensuite with a big shower
- Main bathroom with shower-over-tub, laundry facilities at the back of a secure single garage
- Walk to parks/Runcorn Plaza, 3-min drive to city bus/train, 10 to Sunnybank Plaza/Westfield

Nestled behind a neatly clipped hedge, its front porch big enough to fit a couple of outdoor armchairs and a coffee table, this villa is light, bright and airy inside thanks to neutral-toned décor, security-screened doors/windows, and a combination of split system AC and fans.

A spacious lounge flows directly into the dining room, the adjacent

3 2 1

FOR SALE

Under Offer!

VIEW

By Appointment

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kitchen well-equipped with a dishwasher, electric stovetop, rangehood and oven, plus abundant bench space and storage. The accommodation wing has 3 carpeted bedrooms (all with BIRs) and the main bathroom (shower-over-tub) branching off a common passage - the master equipped with a private ensuite (shower) and AC.

As good as the villa is, and that includes a secure single garage with laundry facilities, the grounds might be what clinches the deal for some buyers. The rear yard has a large open-air paved patio for hosting alfresco gatherings, as well as a lovely run of lawn, and garden beds framing the fence line.

The estate is also a drawcard, offering the peace of mind of gated access, a large inground pool and BBQ facilities.

And the location? Well, this is a walker's paradise with only a stroll required to reach a network of parks, Runcorn Plaza/Warrigal Square, Warrigal Rd State School and Runcorn High. By car, it's 3-minutes to city-buses or Runcorn train station, 4 to Pinelands Plaza, and 10 to Market Square/Sunnybank Plaza/Westfield Mt Gravatt.

This is an appealing all-rounder and interest will be high. Inspect soon!

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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	B4WGF4R
Property Type	Townhouse
Land Area	253 m2
Including	Air Conditioning
	Toilets (2)
	Courtyard
	Dishwasher
	Built-in-Robes
	Fully Fenced
	Remote Garage

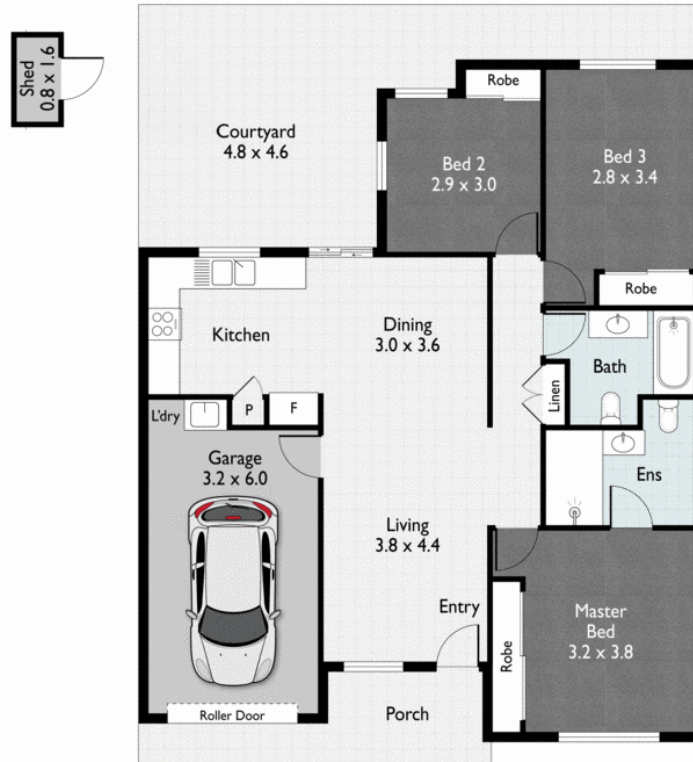
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3 2 1 135sqm



Scale in meters. Indicative only. Dimensions are approximate.
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