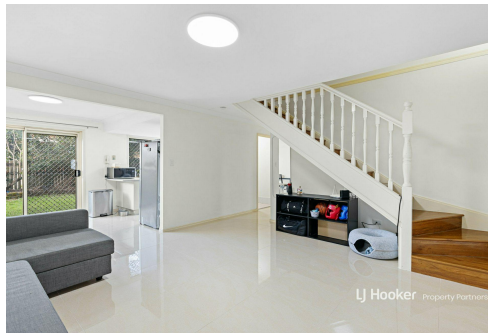




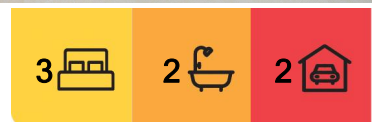
Runcorn, 67/134 Hill Road

Easy-care townhouse with access to a pool and tennis court

Walking distance to awesome parks, Runcorn Plaza, and Runcorn State High, and only minutes behind the wheel to Fruitgrove train station and Warrigal Road Primary, this double-storey 3-bedroom townhouse with all new lighting will make the perfect home base for one very lucky family.

Highlights:

- Polished tiles through lower living/meals + the kitchen with electric mod cons and pantry
- Timber floors upstairs through 3 fan-cooled beds, 2 with timber-decked balconies
- Master has the rear balcony + A/C, a walk-in robe and an ensuite with a shower
- Main bathroom has shower-over-tub + heat lamps, downstairs powder room off laundry
- Inside Cornhill Gardens estate with a fully maintained swimming pool and tennis court



For Sale
Please Call

View
ljhooker.com.au/B276F4R

Contact
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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.

The updated lighting makes the interior of this townhouse shine brightly, reflecting off the polished large format tiling spanning the air-conditioned living room off the front entry, as well as the meals area beside the kitchen that opens through a screened slider to a grassy fenced rear courtyard.

Well-configured to capitalise on every inch available, the light-filled kitchen offers a prep bench/brekky bar for 2, a wall-mounted oven, electric cooker with rangehood, and views to the backyard from a twin sink with draining board.

Elsewhere on the lower level is a good-size laundry with a handy powder room outside.

The 3 fan-cooled bedrooms are all on the timber-floored first floor, accessed by a staircase with a moulded timber balustrade and easy grip handrail. The master sits at the back, with a private balcony overlooking the courtyard, its own split-system A/C, and walk-through robe into an ensuite.

The other 2 bedrooms, one with a spacious front-facing balcony all to itself, share a family bathroom with space saving shower-over-tub combo and a separate toilet.

Residency or rental here gives occupants and their guests all-season access to not only a lovely part sail-shaded swimming pool, but also a tennis court with night lighting for twilight matchups.

A 10-minute short walk will get you to the children's bike track at nearby Bonemill Park or the oval at Waverley Park, as well as Runcorn State High. Also reachable on foot but an easier drive out the single garage attached to this property are Runcorn Plaza, Warrigal Square shops and Warrigal Road State School (3 minutes), along with Pinelands Plaza (6) and Market Square (9).

Enjoy the fruits of the southside in easy-care comfort here at Cornhill Gardens.

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
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More About this Property

Property ID	B276F4R
Property Type	Townhouse
Land Area	205 m ²
Including	Air Conditioning Toilets (1) Tennis Court Courtyard Balcony Dishwasher Built-in-Robes Fully Fenced

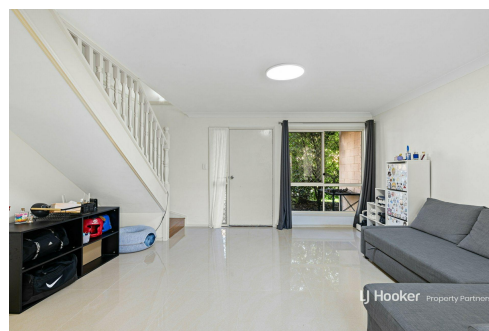
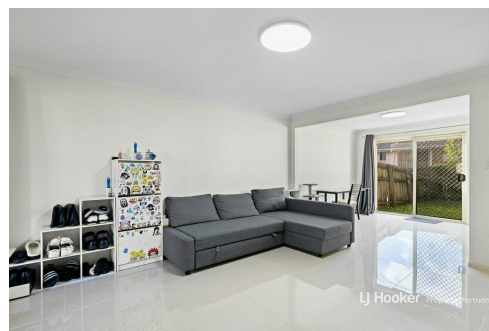
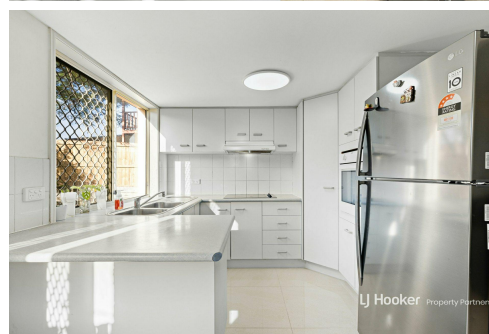
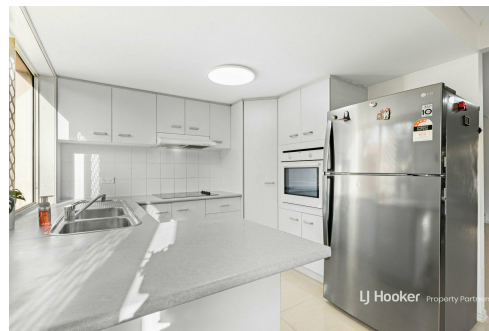
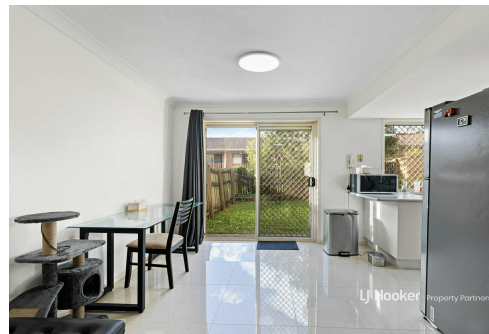
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CORNHILL GARDENS
67/134
Hill Road
RUNCORN

 **3 Bed**

 **2 Bath + Powder**

 **1 Car**

Internal 119m²

Balconies & Patios 18m²

Total 137m²

pdc.

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