

17 Melrose Pl, Runcorn, QLD 4113

Sold - 6/02/2021

House 3  1 



SOLD BY THE KARL GILLESPIE TEAM

Auction Location: Onsite & Online via Auction Now.

Here's a great family/first home buyer/downsize/investment option for those looking for a sizeable home in this popular pocket of Runcorn. The location is unbeatable, close to motorways, public transport, and Shopping centres (Sunnybank hills shopping town and Calamvale central). This neat and tidy home is well appointed with modern interior and offers a fantastic, covered patio area for entertaining overlooking the landscaped backyard complete with your very own boxed vege garden.

You will be greeted with a large and comfortable living room, perfect for a family chill out and entertaining guests. This family home comes fitted with an L shaped kitchen complete with a good-sized breakfast bar, complemented by a formal and informal dining area.

As you walk past the kitchen, you will be entering the "quiet zone" with three bedrooms all situated for privacy down the opposite end of the home from the living and entertaining areas. Each of the rooms comes with a ceiling fans and a robe. The master bedroom come fitted with a walk-in wardrobe which connects to a two-way bathroom and the laundry area, all very practically planned. This floor plan also lends itself to an easy and value adding modification by converting the existing laundry into the second bathroom/ensuite and relocating the laundry to the gym/workshop space which backs onto the kitchen.

Step outside and enjoy the large patio area for entertaining and kick back with a nice cold beer during the summer. To your left is a storage space which leads onto an office/potential 4th bedroom or a home office, already fitted with an air-con.

Location benefits:

- 4 mins drive to m2 motorway
- 7 mins walk to local shops and petrol station
- 4 mins walk to bus stop 86 (Route 138,152,156)
- 1 min walk to Melrose place park
- 7 Minutes' drive to Sunnybank hills shopping town and Calamvale central
- 4 minutes' drive & 15 minute walk to Runcorn Heights State School

Additional features:

Large backyard fully fenced with Vege garden

Listed By

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Floorplan



LJ Hooker
Sunnybank Hills

17 Melrose Place
RUNCORN

447m²

3 Bed + Office

1 Bath

1 Car

Internal 134m²

Patio, Carport & Porch 49m²

Total 183m² or 20 Squares

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purpose

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