

**18 Collinson Street, Runcorn, QLD, 4113**



**House For Sale**

Sunday, 3 November 2024

18 Collinson Street, Runcorn, QLD, 4113

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Benny Liu

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## MODERN CUTIE MAKES A GREAT FIRST TIME BUY IN BURGEONING LOCALE!

This solid brick and tile, three bedroomed lowset home has been beautifully renovated inside and offers a comfortable abode suited to a small family or couple. It sits on an easy and level block in a nice neighbourhood that offers proximity to everyday essentials like transport, schools, shops and parks making it an astute investment for those seeking a ready to rent property offering good returns, or a top option to live in with strong future upside potential.

Situated toward the end of this quiet street, new owners can enjoy the quick cut-through which is a pedestrian walkway that connects to Nemies Road, where you can easily jump on a bus to the city or walk to local Williams Park.

Another major bonus for budding or established families occupying the home is that it is 1 minute from the local childcare centre, and a 5-minute max walk to Runcorn Heights State School and City express buses (150,152, 153, 155, 156) . In addition, motorways, major shopping centres and train stations are all conveniently close to this home.

The renovated interiors are impressive and have been tastefully done with classic colour themes that will stand the test of time and with a high standard of finish and material. It has a calm and relaxed feel with honey-toned timber look floors, nice crisp white paintwork and simple yet elegant light fittings, security screens for airflow and air conditioning to most rooms.

A spacious, bright and comfy lounge room with a large front window is a welcoming space for media viewing and time out with mates.

- The dedicated area for a dining table is a good size with bay window featuring block out blinds; it has access via sliding doors to the garden, where a covered patio area would be an ideal addition.

- The stylish kitchen is super modern with plenty of quality sleek white cabinetry covered by smooth stone surfaces that flow to the undermount sink. It is fitted with quality appliances including a gas cooktop and offers decent fridge space.

- Three bedrooms in total, all have built-in robes and fans and two with air-conditioning.

- The larger main has a walk-through robe to the newly renovated ensuite with full height tiling in cool grey tones and a large shower plus good vanity storage.

- Main bathroom in good condition with full bath, separate shower and adjoining WC.

- The independent laundry room has been modernized with built-in cabinetry and door opening to yard.

A sweet design with a tidy front yard offers a single driveway down one side and a shorter driveway to the lockable single garage which has drive-through capacity to a concrete area out the back. In between is a neat lawn that wraps around the side section and flows into

the large and fenced back garden. There's scope to improve this yard if desired by the addition of an entertainment patio or get creative and add a landscaped garden with some simple border beds with planting, either way, it's a low maintenance yard that simply requires mowing to keep up appearances.

We would urge ready to all serious buyers to pop along to the open home for a viewing or call us today to find out all the details about this unique and exciting opportunity.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect.