

91 Hill Road, Runcorn, QLD, 4113



House For Sale

Wednesday, 18 December 2024

91 Hill Road, Runcorn, QLD, 4113

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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No Hills, Just Thrills at 91 Hill Road - RUNCORN

Inspections will Commence on the 4th of January 2025

Step into 91 Hill Road, Runcorn-a beautifully refreshed family home that combines modern style, functional design, and unbeatable convenience. Freshly painted and ready to move in, this home offers the perfect balance of comfort, space, and lifestyle.

The welcoming spacious entry hall sets the tone for what's to come, with light-filled interiors and seamless flow throughout. Rich bamboo timber flooring features across all formal areas and bedrooms, bringing a timeless warmth to every corner of the home.

Designed for Easy Family Living

At the heart of the home is the stunning modern kitchen, finished with premium Caesarstone benchtops and soft-close cabinetry. This space, paired with a brand-new dishwasher and quality electric appliances, ensures meal preparation is both practical and stylish.

The layout is thoughtfully designed:

- A generous formal lounge (4.0 x 6.0m) at the front of the home, ideal for hosting or unwinding.
- A central family room (5.0 x 3.6m) that flows effortlessly into the outdoor patio for indoor-outdoor living.
- Master suite (3.9 x 3.6m) with private ensuite and walk-in robe.
- Three additional well-sized bedrooms, all featuring built-in robes and bamboo flooring.
- A family-friendly main bathroom with a separate WC.
- Functional laundry with a dedicated hot water cupboard for added convenience.

Your Outdoor Oasis

The covered patio provides the perfect setting for weekend barbecues and family gatherings, overlooking a private, fully fenced backyard. With plenty of space for kids and pets to play, the low-maintenance garden also features a large shed for additional storage.

Property Highlights:

- Freshly painted interiors and premium bamboo flooring throughout.
- Caesarstone benchtops and a brand-new dishwasher in the modern kitchen.
- Energy-efficient 15 solar panels (6.6KW system) and a 5000L water tank.
- Double garage with epoxy flooring for a clean, polished finish.
- Roof insulation, 4 split-system air conditioners, and Termimesh termite protection.
- Colorbond fencing adds privacy and security.
- Prime Location - Unmatched Convenience

Positioned in a quiet, family-friendly pocket, this home offers quick access to:

- Major highways and freeways for seamless commutes to Brisbane CBD and beyond.
- Local schools: Runcorn Heights State School and Runcorn State High.
- Shopping hubs: Sunnybank Hills Shopping Centre and Warrigal Square.
- Public transport, parks, and recreational facilities-all at your doorstep.

Auction Details:

- Date & Time: Thursday, 25th January at 4:00 PM
- Location: The Glen Hotel
- Terms: A deposit of 5% or 10% is required, with flexible 30 or 45-day settlement options.

The sellers are motivated, having already purchased elsewhere, and this home must be sold on or before auction day. Don't miss this incredible opportunity to secure your family's future in one of Runcorn's most desirable locations.

Contact Junaid Ally or Benny Liu today to arrange your inspection and experience everything this home has to offer.