

10 Selsey Street, Runcorn, Qld 4113



House For Sale

Friday, 3 November 2023

10 Selsey Street, Runcorn, Qld 4113

Bedrooms: 6

Bathrooms: 4

Parkings: 3

Area: 405 m2

Type: House



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Offers over \$1,300,000

Introducing a one-of-a-kind gem in Runcorn! The property is on a corner block with an impressive 40m frontage is an extremely low maintenance property! In 2008 this property was rebuilt! This architectural design was a demonstration project, featuring 57 aspects for sustainability and disability, making it a prototype project for the future. This versatile property has housed many family models. Located in a family-friendly residential area with schools, shops, express bus routes, and trains within easy reach, it offers boundless opportunities! This property will be a perfect opportunity for those who are looking for a property that can generate a great rental return to those who are looking for a multigenerational residence especially for those who need a home ready to move into, or simply keen young professionals who would want to get a property that can generate great income while they have shelter over their head! Owners will also benefit from their own environmental saving on power and water from the solar panels and water tanks.

GENERAL FEATURES:

- Unique landscape oriented design with a 1m drop, aligned rooftop, privacy carports and open foyer.
- Steel frame structure for the disability units, featuring a 70m² granny flat and 19m² carport for sound insulation
- North-facing leisure areas with a total of 17 tropical architectural louvres, UV (R5) protection, and a smooth screened finish
- Innovative water management: 4 in, 1 out, 2 water tanks, automated water reuse for garden, washing, and toilets
- Diverse energy sources: solar, green power, and gas for efficient power generation
- Comprehensive insulation: sarking, 52mm fire-retardant, fibre top ceiling, and thermal batts
- Acoustic batts for 300m cavity between floors
- 6m x 6m double carport and a 4m x 6m single carport
- Efficient solar orientation with east-west positioning, outperforming north-facing systems
- Waste management with green, red, and yellow bins, and adaptable garden spaces.
- 3 lockable sheds for storage
- Safety and convenience with fire alarms in every bedroom and common areas updated to the current regulated standards
- Every bedroom has locks for privacy and security

DISABILITY DOWNSTAIRS UNIT (2Bed 2Bath Component) FEATURES:

- 2 Large En-suited Bedrooms
- Open plan kitchen, dining, and living area
- Non-slip commercial grade hospital floors
- Wide doorways with recessed doors for wheelchairs
- Spacious 'accolade premium' showers, shroud basins, coved edges
- Arthritis lever handles for all cupboards, doors, and kitchen access
- Curved corners prevent injuries from bumps
- Adaptable design for universal housing rules
- Expected fixed term rent - \$500+ per week

SELF CONTAINED GRANNY FLAT UNIT (1Bed 1Bath Component) FEATURES:

- 1 generous sized bedroom
- Open plan kitchen and living space
- Ensuite bathroom and internal laundry room
- High ceilings
- Design for bed-ridden individuals to have a lush view of the neighbouring rainforest, with plenty of space for oxygen bottles
- 4m x 6m generously sized car port which can be used as an outdoor sitting space
- Expected fixed term rent - \$400+ per week

UPSTAIRS UNIT (3Bed 1Bath Component) FEATURES:

- Spacious living area with a Northeastern orientation
- Open plan living with a study nook corner
- 3 bedrooms with built-in wardrobes
- Functional bathroom with a separate toilet
- Kitchen-dining-alcove office in a 7m x 7m layout
- 7 breezeway louvre sets (Tropical Home design)
- Internal Tasmanian oak staircase and timber featured floor throughout
- Expected fixed term rent - \$500+ per week

Point of interest around:

- 5 minutes walking distance to the Runcorn Dog Park
- 6 minutes walking distance to Bus Stop 68 (Route 152)
- 8 minutes walking distance to Bus Stop 69 (Route 152)
- 11 minutes walking distance to Bus Stop 72 (Route 152)
- 10 minutes walking distance to Runcorn Train Station (Stops 600215, 600216 & 600217)
- 4 minutes driving distance to Runcorn State High School
- 4 minutes driving distance to IGA Supermarket - Runcorn
- 4 minutes driving distance to Pinelands Plaza Shopping Centre
- 5 minutes driving distance to Woolworths Shopping Centre - Eight Mile Plains
- 6 minutes driving distance to Coles - Pinelands
- 6 minutes driving distance to Runcorn State School
- 9 minutes driving distance to Calamvale Central Shopping Centre
- 10 minutes driving distance to Westfield Shopping Centre - Mount Gravatt
- 13 minutes driving distance to Griffith University - Nathan Campus
- 13 minutes driving distance to Calamvale Community College
- 14 minutes driving distance to Queen Elizabeth II Jubilee Hospital
- 15 minutes driving distance to Archerfield Airport
- 21 minutes driving distance to Mount Gravatt Lookout
- 29 minutes driving distance to the Central Business District

Don't miss your chance to own a piece of history and versatility. For more information or to arrange an inspection, please contact Stan Egawa at 0466 999 300. Your new adventure awaits!