

**28 Nectarine Street, Runcorn, Qld 4113**



**House For Sale**

Thursday, 21 March 2024

28 Nectarine Street, Runcorn, Qld 4113

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 835 m2**

**Type: House**



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## Auction

Auction On-site & Online, 13 April 2024 2:30pm Welcome to your next venture in Runcorn! This property offers more than just a home; it presents a lifestyle of convenience and endless possibilities hence the current owners have called this home for the past 28 years! Nestled on a spacious 835m<sup>2</sup> block of land, with the potential to subdivide into two blocks (\*subject to council approval), this property is a rare gem in a sought-after location. Step inside to discover a charming home boasting comfort and functionality. Three generously sized bedrooms, two with built-in wardrobes, provide ample space for your family's needs. The modernised bathroom with floor-to-ceiling tiles adds a touch of luxury, while the open plan living area creates a warm and inviting atmosphere for gatherings. The heart of the home lies in the well-equipped kitchen, flooded with natural light from the sky-light and offering plenty of bench space for culinary adventures. With two toilets for added convenience, this home caters to practical living. Outside, the property is a haven of relaxation and entertainment. A spacious carport accommodates up to three cars effortlessly, while a sprawling timber deck overlooks the beautifully landscaped, low-maintenance garden—a perfect setting for outdoor gatherings. Enjoy the relaxing heated spa as your children and furry friends play safely in the fully fenced backyard. But the perks don't stop there! This property boasts additional conveniences that enhance its appeal. Enjoy walking distance access to the Fruit Grove train station, Runcorn State High School, and Mountain River, one of the best patisseries in the area. A short stroll away, you'll find the Runcorn Plaza and Warrigal Square shopping centres, offering ample dining and shopping options for your day-to-day needs. With easy access to both the Pacific and Gateway Motorways, commuting is a breeze, making this property an ideal choice for families and investors alike.

Features at glance:

- Rare opportunity to own a spacious 835m<sup>2</sup> sub-dividable property with 17.5m frontage (\*STCA)
- Charming home with three generous bedrooms and modernised bathroom
- Relaxing heated spa in the entertainment deck
- Open plan living area with well-equipped kitchen and ample natural light
- Fully fenced backyard with spacious carport and heated spa bath
- Versatile 7.5m x 5.2m shed for storage or potential conversion
- Within catchment area for Warrigal Rd Primary School and walking distance to Runcorn State High School
- Conveniently located near Fruit Grove train station for easy commuting
- Close proximity to Mountain River patisserie and local shopping centres (Runcorn Plaza and Warrigal Square) for dining and shopping needs
- Easy access to Pacific and Gateway Motorways for seamless travel

Don't miss out on this unique opportunity to secure a property with endless possibilities and convenient amenities. Contact Stan Egawa today to arrange a viewing and unlock the potential of this property!

Disclaimer: Due to QLD legislation which prohibits a seller or agent from providing a price guide for auction properties, a price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.