

# 52/40 GLENEFER ST, Runcorn, Qld 4113

## Townhouse For Sale

Friday, 24 May 2024

52/40 GLENEFER ST, Runcorn, Qld 4113

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 142 m2

Type: Townhouse



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## Contact Agent

Nestled in a serene and peaceful complex, away from all main roads yet conveniently close to all amenities, this townhouse offers the perfect blend of tranquillity and convenience. Embrace the lifestyle you've always wanted!

- **Spacious Living Area:** Enjoy a large, air-conditioned living/meals area with north facing window and natural light throughout the day
- **Kitchen** tucked next to the laundry room with natural ventilation to the backyard
- **Outdoor Space:** low-maintenance courtyard perfect for relaxation and entertainment.
- **Master Bedroom:** Includes an ensuite, large wardrobe, air conditioning, and a ceiling fan for ultimate comfort.
- **Bathrooms:** A large main bathroom with a separate bath and shower, plus a third toilet downstairs.
- **Laundry & Storage:** Convenient laundry with external access and under-stairs storage.
- **Parking:** Single remote-control garage for secure parking.
- **Community Facilities:** Living in this secure, gated complex gives residents access to premium facilities including a full-size tennis court, swimming pool, and gym, fostering a sense of community and well-being.

**Prime Location in Runcorn:**

- **Proximity to Schools:** Just a 650m walk through the park to the highly regarded Runcorn Heights State School, making it an excellent choice for families with children.
- **Convenient Public Transport:** The townhouse is conveniently close to multiple city bus lines (150, 152, 153, 155, 156), ensuring easy access to various parts of the city. Additionally, Fruitgrove Train Station is only 1.3km away, providing quick and efficient rail transport options.
- **Green Spaces and Recreation:** Nestled near lush greenery, residents can enjoy the tranquillity and beauty of nearby parks. The complex itself offers immediate access to a dog park, walking tracks, and a playground, promoting an active and outdoor lifestyle.
- **Shopping and Amenities:** The location is within easy reach of local shopping centres, ensuring that all your daily needs are met without long commutes.

**Shopping Centres (within 10 minutes drive):**

- **Sunnybank Hills Shopping town:** A major shopping destination with various retail stores, dining options, and supermarkets.
- **Calamvale Central:** Offers a range of shops, cafes, and services.
- **Runcorn Plaza:** Provides convenient shopping and dining choices.
- **Warrigal Square Shopping Centre:** Known for its diverse range of stores and eateries.
- **Pinelands Plaza:** Another great option for shopping and dining.

**Educational Facilities (within 10 minutes drive):**

- **Childcare Centres:**
  - Runcorn Heights Early Learning Centre
  - Goodstart Early Learning Runcorn
  - C&K Runcorn Community Kindergarten
- **Schools:**
  - Runcorn Heights State School
  - Runcorn State School
  - Warrigal Road State School
  - Runcorn State High School
  - Sunnybank State High School
  - St. Thomas More College

This strategic location combines the tranquillity of a peaceful neighbourhood with the convenience of nearby amenities, making it an ideal place to live for families and individuals alike. All offers welcomed! Contact Irene now to book the open inspection!

**Disclaimer:**All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.