

22 Balonne Street, Runcorn, Qld 4113

Inner East

House For Sale

Thursday, 11 July 2024

22 Balonne Street, Runcorn, Qld 4113

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 574 m2

Type: House



Audrey Xu

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Auction

You're going to love this charming brick and tile family home! Set in a quiet street within easy reach of schools, shopping centres, childcare and medical centres, and with access to the Gateway Motorway nearby, it represents convenience and comfort. **BONUS GRANNY FLATA** huge advantage of this property is the self-contained granny flat, which can be rented independently as an extra source of income, or utilised as ageing parents' accommodation, teenagers' accommodation, home office, or art studio, whatever you like! It boasts a modern kitchen/meals area, air-conditioned living room/studio bedroom and attractive bathroom. From the street, you'll see a neat and tidy lowset house with manicured lawns and appealing palm trees. Step inside and you'll feel right at home, with the spacious, open plan layout, leading from the living room to the dining room and out to the covered patio. The kitchen offers plenty of storage and bench space and is equipped with an electric cooker/oven, dual bowl sink and breakfast bar. It looks out to the covered patio, keeping the host connected with guests during get-togethers. Air-conditioned for comfort, the living and dining rooms are cosy spaces for the family to come together for meals and to relax. All three bedrooms have built-in wardrobes and two are air-conditioned. The master bedroom features a lovely bay window. In the main bathroom, convenience is prioritised, with a separate shower and bathtub, and separate toilet. The grounds of this property lend themselves beautifully to a family with children and pets. There's plenty of room to run around on the lawn in the sunshine in the fully fenced backyard. A garden shed is installed for additional storage. Sipping drinks, barbecuing and socialising on the patio in privacy will be a wonderful feature of this home. With so much to offer, especially the dual income opportunity, 22 Balonne Street is going to be very popular. Contact agent Audrey Xu today on 0433 223 478 to arrange an inspection. Features you'll love: • 4 bed, 2 bath, 1 car • 574m² • Lowset brick and tile house with dual living • Kitchen: electric cooker/oven, dual bowl sink, ample bench space and storage, breakfast bar, • Separate living room and air-conditioned dining room • Master bedroom: bay window, built-in wardrobe, air-conditioning • Bedrooms 2 and 3: one has aircon, both have built-in wardrobes • Bathroom: separate shower and bathtub, separate toilet • Linen closet in hallway • Single carport • 2 x garden sheds • Solar electricity system • Fully fenced backyard • Only two neighbours (one side of the fence is a walkway for residents to take a shortcut to the park) Granny flat (can be rented separately or utilised as part of the main house, if desired): • Studio/living room/bedroom • Bathroom: shower, vanity and toilet • Kitchen/laundry Location: • State school catchment: Runcorn Heights SS and Runcorn SHS • Walk to bus stops • 700m to closest café • Handy to childcare and medical centres • 1.3km to Sunnybank Hills Shoppingtown • 2.2km to Runcorn train station • 24 minutes to Brisbane CBD • Easy access to Gateway Motorway