



SOLD

GREAT INVESTMENT, LOW BODY CORP, RENT INCREASE TO \$500PW.

Peaceful & private position set to the rear of the complex. A great value 3 bedroom townhouse spread over two generous levels, fantastic outdoor alfresco setting with beautiful leafy surroundings.

Excellent rental returns in the area, an exceptional opportunity to add to your portfolio, get onto the prized Runcorn property ladder, with quality, resort-style facilities, convenience and location. Currently leased @\$420pw increasing to \$500pw in May 2023. A short 10 min walk to local shops, main train line, city bus services and Runcorn Primary just around the corner makes this an appealing rental home.

Downstairs a spacious air-conditioned open plan living and dining with richly coloured timber floors. Adjoining a well-appointed kitchen with electric oven and cooktop, dishwasher, generous bench tops and abundant storage. Flowing out to a generous outdoor area for entertaining or enjoying a cuppa in the sunshine also offering an oversized single remote garage with internal access, laundry and a 3rd toilet servicing the lower level.

Upstairs is an extra-large master bedroom air conditioner and ensuite, whilst the two generous sized bedrooms with fans have access to the sizeable bathroom and separate toilet.

Property Includes

- Three Bedrooms (all with built ins)
- Beautiful near new kitchen
- Two Bathrooms - One powder room
- Ceiling Fans - 1 remote garage + 1 park on drive/apron.
- Air Conditioning downstairs & master bedroom
- Dishwasher
- Large Private Alfresco Patio

Fantastic onsite facilities include:

- Luxurious salt water pool with shade.

3 BED | 2 BATH | 1 CAR

PRICE:
\$469,000

OPEN FOR INSPECTION:
N/A



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LOWER LEVEL



UPPER LEVEL

list every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only

SUNNYBANK GARDENS TOWNHOUSE COMPLEX

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.