



Boundaries and dimensions are approximate only.  
Interested parties should conduct their own independent enquiries.

**SOLD**

## BEAUTIFULLY FAMILY HOME ON LARGE 715 SQM BLOCK

### Welcome Home

Welcome to 9 Kingfisher Close, Runcorn. This is a truly awesome opportunity to acquire a stellar, low set family home that offers space and privacy. This beautifully built and meticulously maintained home has been loved by its owner for the past 34 years, this home is ready to move into with nothing to do! Situated on a large 715 sqm block, this home offers everything a family needs: privacy, security, space, comfort and features lawns and simple gardens and is part of a tranquil street that is very established with friendly neighbours. This generously sized 4-bedroom, 2 bathroom low-set home boasts a spacious floor plan large enough for most families and is located in one of Runcorn's most convenient locations. This well-built AV Jennings solid home features a stunning renovated modern kitchen and makes it a perfect home for first home buyers and investors alike. This home is a must to inspect!

### Indoor Living

This home's spacious floor plan and its modern kitchen are standout features that are sure to impress. There is air conditioning throughout, with units in the living room, kitchen, master and second bedroom, ensuring comfort all year-round. The beautiful renovated 2 pac kitchen features a stone benchtop, and stone waterfall end, with undermount ss double bowl sink with grooved drainer in the stone top, gooseneck kitchen ceramic valve tap, custom Hafele soft-closing drawers, Hafele custom cutlery drawers, corner pantry with internal light, Hafele custom pull out pantry, European appliances comprising stainless steel oven, glass range hood, induction cooktop, stainless steel dishwasher, microwave and is perfectly positioned to cater for easy accessibility to both the living and dining room. The kitchen bench also has a secret corner cupboard with access from the front. In total there are 4 good-sized bedrooms, the master with an ensuite and is fitted with plantation shutters, the modern kitchen, dining area, spacious living room, internal laundry, main bathroom, separate toilet and plenty of storage throughout.

The home has been recently installed with new compliant smoke alarms, new ceramic taps, and the gutters, fascias and soffits have been newly painted.

### Included Chattels

The owners have been kind enough to include with the sale the washing machine, dryer, stainless steel Panasonic fridge and microwave.

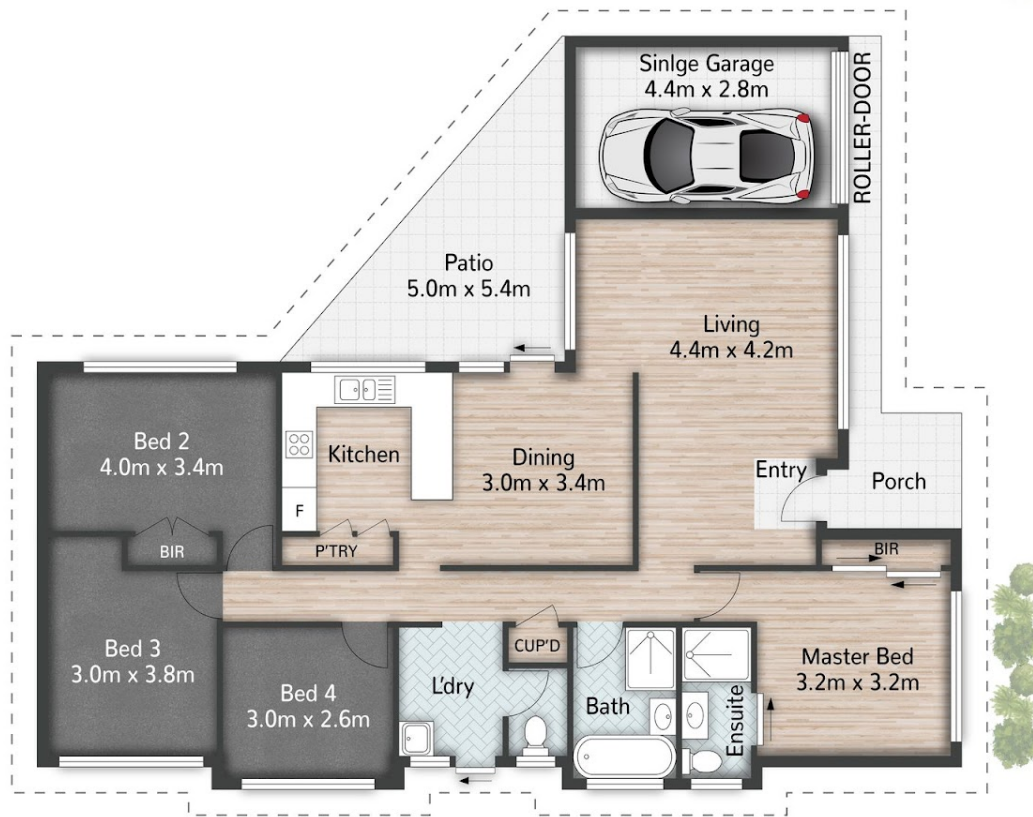
4 BED | 2 BATH | 1 CAR

PRICE:  
\$980,000

OPEN FOR INSPECTION:  
N/A



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9 Kingfisher Close **RUNCORN**

4 | 2 | 1 | 153m<sup>2</sup> | 715m<sup>2</sup>

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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.