



## FOR SALE

### STUNNING FAMILY HOME WITH IMPRESSIVE 307SQM INTERNAL LIVING SPACE

Welcome to 12 Bolwell Street, Runcorn, a truly unique and rare offering to the market. A spacious family home like this will be hard to find again. This beautifully built and meticulously maintained modern home is ready to move into with nothing more to do! Situated on an elevated 546 sqm block, this home offers everything a family needs: privacy, security, space and comfort. Located in one of Runcorn's best locations, Bolwell street boasts a quiet family friendly neighbourhood, with walking distance to schools, parks and playgrounds. The Runcorn Community offers one of the best and most exclusive southside suburban lifestyle experiences. This home is a must to inspect!

#### Fast Facts:

- \* Spacious family home on family friendly street
- \* Upstairs & Downstairs living, with options to expand
- \* Spacious internal floor plan, with impressive 307 sqm internal area
- \* Downstairs is legal ceiling height
- \* Large downstairs bedroom with ensuite and air-conditioning
- \* Stunning rear timber deck that spans the full-width of the house and perfect for all-season entertaining and family living (covered with insulated panels)
- \* Entry lobby and beautiful internal timber stairs
- \* Modern kitchen, with dishwasher and gas-cooking
- \* Polished timber floors (upstairs)
- \* Multiple living areas
- \* Larger than normal upstairs bedrooms with ceiling fans and built-in wardrobes
- \* Air-Conditioning
- \* Stylish bathrooms
- \* Plenty of storage
- \* Internal laundry
- \* Multiple undercover entertainment areas (upstairs & downstairs)
- \* Large family pool (newly purchased pool cleaning equipment and pump)
- \* Landscaped low-maintenance gardens
- \* Fully fenced backyard, private and secure
- \* Double automatic door lock-up garage
- \* Additional undercover lock-up single car accommodation

4 BED | 2 BATH | 4 CAR

PRICE:  
Auction

#### OPEN FOR INSPECTION:

May 23 at 10:30am - 11:00am  
May 23 at 11:00am - 11:30am  
May 23 at 11:30am - 12:00pm  
May 23 at 12:00pm - 12:30pm



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12 Bolwell Street **RUNCORN**

4 | 2 | 3 | 307m<sup>2</sup> | 546m<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.