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24 Runyon Street Spring Farm NSW

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Price : \$ 1,290,000

Land Size : 594 sqm

View : <https://www.acreagesales.com.au/8116249>



**Wayne Grimson**  
0425340522

### Five-Year-Young Home + Granny Flat on 594 Sq. m\* Corner Block

United Realty invites you to seize this rare opportunity to own a modern and spacious five-year-young family home on a prime corner block. This immaculately presented single-level residence features quality inclusions and extras throughout, and boasts an equally impressive attached granny flat with its own separate street access from 47 Floyd Street. This property offers exceptional value, perfect for generating rental income whilst enjoying living in a fantastic area, or for investors seeking dual rental returns.

The main residence features four spacious bedrooms, including a master suite with a stylish ensuite and walk-in robe. The second bedroom offers a built-in robe, separate walk-in storage room, and a convenient separate powder room. The second bedroom also has external access, providing potential for a home office/home business<sup>^</sup> set-up, without needing to access the main home. Bedrooms three and four are also equipped with built-in robes, while the main bathroom invites relaxation with its large corner bath.

The kitchen is a chef's delight, boasting a neutral colour palette, top-quality Caesarstone benchtops, a dishwasher, ducted rangehood, 900mm gas cooktop, built-in microwave, and a large walk-in butler's pantry, complete with an additional sink and ample storage. The open-plan dining area and living room flow seamlessly from the kitchen, with a theatre room perfect for cozy movie nights.

Light and airy interiors, complemented by high ceilings, enhance the sense of grandeur and spaciousness. Outside, the low-maintenance backyard features an undercover alfresco area, ideal for barbecues with family and friends, complete with outdoor blinds for added comfort.

The separate granny flat, with its own street access from 47 Floyd Street, offers a well-appointed modern kitchen with a built-in microwave, a living area, and one bedroom with a built-in robe. The lounge area, featuring a built-in storage option, could easily be converted into a second bedroom if desired. The granny flat also includes a courtyard or potential parking space, split-system air conditioning, high ceilings, a bathroom, and a double-door storage cupboard. This setup offers the perfect combination of privacy and potential rental income.

#### More features:

- Double garage.
- Generous 594 sq. m\* corner block.
- Good size laundry in main home with double door linen cupboard and external access.
- 2-zone ducted air conditioning in main residence and split system in granny flat.
- Ceiling fans and downlights throughout.
- Extensive gardens with underground sprinkler system for easy maintenance.
- Across from The Grove Academy Early Childhood Centre.
- 650 m\* to Spring Farm Public School.
- 3 km\* to Camden.
- 4.5 km\* to Narellan Town Centre.
- Easy access to Camden Bypass.

Agent Interest Declared.

\* Approx.

<sup>^</sup> Subject to Council Approval.

Webpage enquiries must include a contact number and email address to receive a response. Photo ID is required for all inspections. While care has been taken in presenting this information, prospective purchasers should confirm details independently.



FLOOR PLAN



SITE PLAN

## 24 Runyon Street, Spring Farm



Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.