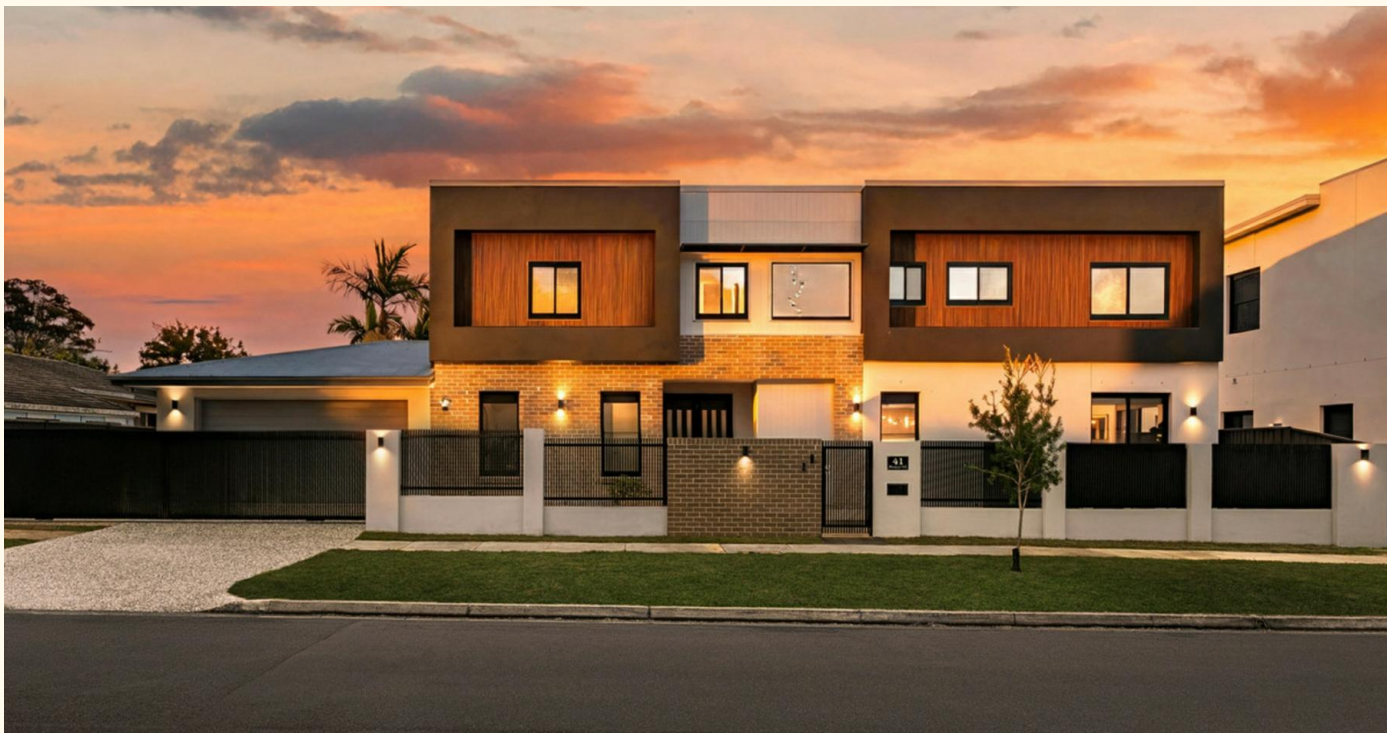




41 Mango Street, Runcorn

Setting a New Standard in Runcorn: Designer Finishes, Multiple Living Zones, and Dual Ensuities

There's a particular ease that comes from a home with nothing left to do and room to spare. Rarely found in Runcorn, this beautifully finished contemporary residence is designed so a busy household can breathe. Five bedrooms including dual ensuited suites, a home office, and two separate living areas, give everyone space of their own, while the designer open plan kitchen and living and seamless flow to the alfresco keep everyone together when it counts.

Highlights:

- Striking two-storey designer residence combining an ultra-modern facade behind a secure gated frontage on a fully fenced 402m² allotment.
- Statement stone island kitchen with premium appliances, dishwasher, window splashback, designer pendant lighting and abundant custom storage.
- Two private suites: a downstairs guest suite with walk-through robe to its own ensuite, plus an upstairs master with walk-in robe

5 3 2

FOR SALE

For Sale

VIEW

Sat 1st Aug @ 11:00AM - 11:30AM

AGENTS

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AGENCY

LJ Hooker Property Partners
07 3344 0288

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and ensuite.

- Three luxurious floor-to-ceiling tiled bathrooms and a guest powder room, featuring a freestanding bath, frameless glass showers and floating vanities.
- Minutes from Warrigal Square, Sunnybank Hills Shoppingtown, parks, schools, city-bound buses and the M1 and Gateway motorways.

Inside, the ground floor is all light and air. The open-plan living and dining zone stretches out under LED downlights, air conditioned for sticky Brisbane summers, and anchored by a kitchen that will stop guests mid-sentence. Stone wraps the oversized island, a sculptural pendant floats above, and the window splashback swaps tiles for a slice of greenery. A dishwasher hides within the sleek two-tone cabinetry, storage running everywhere you look, and custom joinery carries right through to the feature television cabinetry in the lounge. Slide the glass doors back and the covered alfresco, ceiling fan and all, stands ready for slow breakfasts and dinners that drift late into the evening out over the fully fenced yard.

When everyone needs their own corner, this floor plan delivers. Right by the entrance, a dedicated office doubles as a sixth bedroom when life calls for it. Also on the lower level, a guest suite sits quietly off the living zone with a walk-through robe leading to its own ensuite, ideal for grandparents, an older teen or visitors who value their privacy.

Head up the stairs and a second living room greets you at the top, a retreat for the kids or a quiet lounge away from the main hub. The master suite claims its own private wing, palatial at more than five metres wide, with a private ensuite, and a custom-fitted walk-in robe of warm timber-look joinery lit by soft strip lighting, closer to a boutique fitting room than a wardrobe. Three more bedrooms, each with built-in wardrobes, share a family bathroom finished in the same designer language with floor-to-ceiling tiling, a freestanding bath, and frameless glass.

The practical wins keep coming. A remote double garage, two more secure car spaces behind the gate, and a garden shed for the overflow. Then there's the location, which works as hard as the house: Warrigal Square is minutes away for coffee and errands, Sunnybank Hills Shoppingtown handles the big shop, and parks, schools, city-bound buses and the M1 and Gateway motorways are all close at hand.

Additional features:

- Air conditioning
- LED downlighting throughout
- Custom joinery including feature built-in television cabinetry
- Built-in robes to all bedrooms; custom-fitted walk-in robe to the master
- Dishwasher
- Three bathrooms plus a guest powder room (four toilets in total)
- Remote double garage plus two secure open parking spaces behind the front gate
- Fully fenced 402m2 allotment with garden shed
- Rendered construction with Colorbond roof

Homes finished to this level rarely surface in this pocket, and this one is headed to auction. Contact Emily Xiong today to arrange your inspection.

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accurately represent the current condition of the property.

Asia-Pacific Group (Australia) Pty Ltd with Sunnybank Districts P/L
T/A LJ Hooker Property Partners ABN 39 831 978 227 / 21 107 068
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MORE DETAILS

Property ID	B4YVF4R
Property Type	House
Including	Study
	Air Conditioning
	Toilets (4)
	Dishwasher
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

Emily Xiong 0401 056 588

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41 Mango Street
Runcorn

- 402m² Land Size
- 5 Bed + Office
- 3 Bath + Powder
- 2 Car + Secure Off-Street

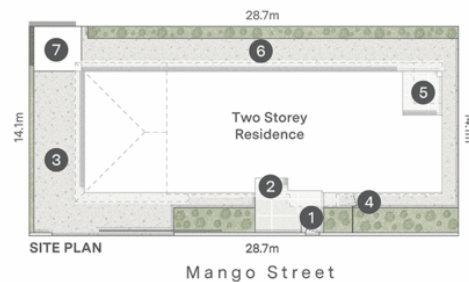
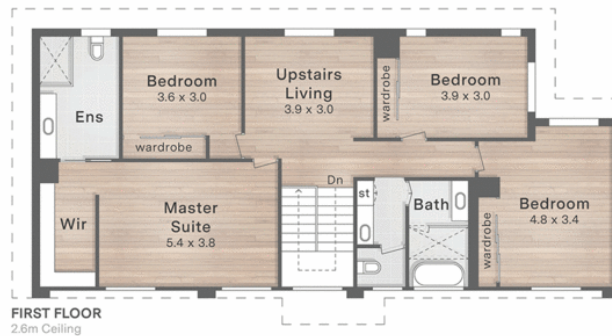
Internal 307m²

Alfresco & Porch 10m²

Total 317m²



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1. Entry Gate
2. Entry Porch
3. Secure Driveway Parking
4. Side Access Gate
5. Covered Alfresco
6. Open-Air Patio
7. Garden Shed