



5 Kingfisher Close, Runcorn

MUST BE SOLD !!!

Auction Location: In-Room Auction | Wednesday, 21st October, 5:30pm | 25 Pinelands Road, Sunnybank Hills

Rare 902sqm Cul-De-Sac Oasis with Year-Round Entertaining in Enclosed Rumpus

Set well back from the road at the end of a quiet Runcorn cul-de-sac, 5 Kingfisher Close reveals itself slowly. A long driveway runs between neighbouring fences before opening onto a generous 902sqm, where lawn wraps the house on every side and mature shrubs, palms and flowering trees soften the boundaries.

At a glance:

- Rare, expansive 902sqm allotment with possibility for extensions or granny flat (STCA)
- Multiple living areas including an enormous enclosed rear room for all-weather use
- Rooftop solar panels, split-system air conditioning and ceiling fans
- Set well back behind a long driveway at the end of a cul-de-sac
- Prime Runcorn position, minutes to shops, schools, and transport links

Inside, the home unfolds through a warm, unhurried sequence of rooms. The front living area draws soft light through timber venetians,

3 1 2

AUCTION

Wed 21st Oct @ 5:30PM

VIEW

Sat 17th Oct @ 1:00PM - 1:30PM

AGENTS

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AGENCY

LJ Hooker Property Partners
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Interested parties must rely solely on their own enquiries.



cooled by split-system air conditioning and floored in marble-look tile that stays cool underfoot all summer. Just beyond, a dining room sits beside a wide picture window, close enough to the kitchen for conversation to carry, far enough for a long family dinner to feel like its own occasion.

The kitchen is thoughtfully appointed. A peninsula breakfast bar offers a casual perch, while a servery window opens straight through to the rear, so a tray of drinks travels no distance at all. Beyond, sliding doors open onto the home's most generous surprise: an enormous enclosed rear room, tiled in high-gloss porcelain and ready for any occasion. Birthday parties, a workshop, table tennis, a rainy Saturday with the children —it handles it all with ease.

Then the yard. Level, fully fenced and genuinely big, with a garden shed, drive-through side access, and still leaves lawn for cricket, a trampoline, or the vegetable patch you keep meaning to start. Plus, the expansive size allows the possibility of extensions on the current house or building a granny flat (subject to council approval).

Runcorn rewards you the moment you reach the street. Fruitgrove railway station sits roughly 4 minutes away for an easy city-bound commute, and Palmwoods Crescent Park is a short walk from your gate. Runcorn Plaza, Warrigal Square and Runcorn State High School are each about three minutes by car, with Kuraby State School close by, and Pinelands Plaza, Sunnybank Hills Shoppingtown and the famous food streets of Sunnybank and Market Square all inside a comfortable ten minutes. The Gateway Motorway sits moments away.

Contact Ana Wang, Alan Gu or Zora Liu today to arrange your inspection.

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The Liu Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 60 625 175 849 / 21 107 068 020

MORE DETAILS

Property ID	B573F4R
Property Type	House
Land Area	902 m2
Including	Air Conditioning
	Toilets (1)
	Courtyard
	Built-in-Robes
	Fully Fenced
	Solar Panels
	Solar Hot Water

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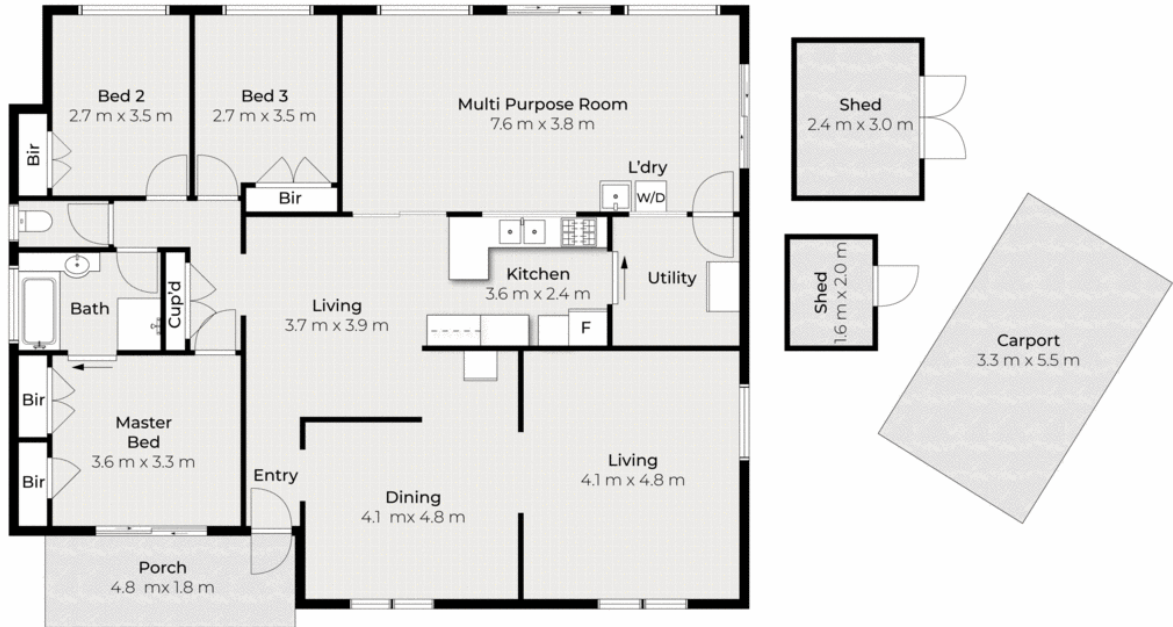
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Scale in meters. Indicative only. Dimensions are approximate.
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