



7 Monarda Street, Runcorn

3 Homes In 1: Versatile Layout for Extended Family, Home Business & Extra Income

Auction Location: Onsite & Online via Auctions Live

Offering an unbeatable, highly versatile setup, this immaculate brick residence pairs its spacious, 3 bedroom, family home with two separate, self-contained living options downstairs. Perfect for large or multi-generational families, home businesses, or savvy investors seeking multiple rental returns, this rare home sits in a quiet, elevated cul-de-sac just minutes from transport, top schools, and major shopping precincts.

Highlights:

- Main residence upstairs: 3 bedrooms, 2 bathrooms (1 ensuite), air-conditioned family room, dining, timber kitchen + sunroom
- Self-contained unit downstairs with living, kitchen, MPR + ensuite
- Self-contained granny flat downstairs with open plan living/kitchen, bedroom + study
- Fresh paint + new carpets, an elevated 603m2 block with lawn, palms + garden shed, single garage + wide paved driveway
- Bus stops within walking distance, 5-minute drive to Fruitgrove

4 4 1

AUCTION

Sat 7th Nov @ 9:30AM

VIEW

Sat 24th Oct @ 9:00AM - 9:30AM

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



train station, shops, Sunnybank Hills Shopping Centre + Westfield Garden City, easy access to motorway links

Presented in immaculate condition with fresh paint and plush new carpets throughout, this unique property offers incredible space, privacy, and flexibility.

The second floor hosts the primary residence, featuring high-reaching elevated views and light-filled open-plan family and dining areas serviced by split-system air conditioning. Central to the home, the charming solid timber kitchen is well-equipped with modern cooktop appliances, ample cabinetry, and a wraparound breakfast bar. Extending off the dining space is a breezy, light-filled sunroom, the ideal spot for morning coffee, plus a front balcony overlooking the quiet street below. Three carpeted bedrooms with built-in robes reside on this floor, serviced by two full bathrooms, including a private master ensuite.

The ground level is divided into two fully independent, self-contained units, each boasting private access. The first self-contained unit features a generous living room, a modern white kitchen with dark benchtops, a spacious MPR, and an ensuite—perfect for a teenage retreat or extended family. With private side access, it can also be opened up to the main residence for extended living. Both residences share the downstairs laundry.

The second unit (granny flat) boasts its own living and dining area, a study nook, a functional kitchen/laundrette, a bedroom, and a spacious bathroom.

Out back, the low-maintenance, fully fenced backyard is framed by mature palm trees and lush lawn, featuring a garden shed and ample room for children and pets to play safely. The wide, paved front driveway provides a single lock-up garage alongside parking room for two additional vehicles.

Lexus Street Park is approximately a 3-minute walk away, local bus stops are within walking distance, and the train station is about 5 minutes by car. Sunnybank Hills Shopping Centre, Westfield Garden City and the original Sunnybank shopping precinct are each around 5 minutes' drive, with chemists, doctors, dentists and restaurants close to home. Runcorn Heights State School and Runcorn State High School are roughly a 12-minute walk, and the Pacific, Logan and Gateway motorways are quickly reached.

Bring the family to the inspection and see how many ways this house can work for you.

AEAF Investments Pty Ltd T/A Peter Florentzos Properties with Sunnybank Districts P/L T/A LJ Hooker Property Partners ABN 50 133 677 319 / 21 107 068 020

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MORE DETAILS

Property ID	B5E0F4R
Property Type	House
Land Area	603 m2
Including	Air Conditioning
	Toilets (4)
	Outdoor Entertaining
	Built-in-Robes

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Partner and Agent/Independent Contractor |
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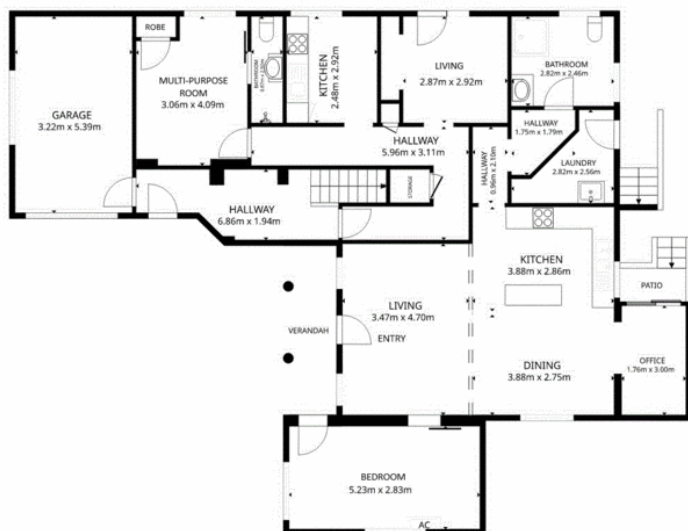
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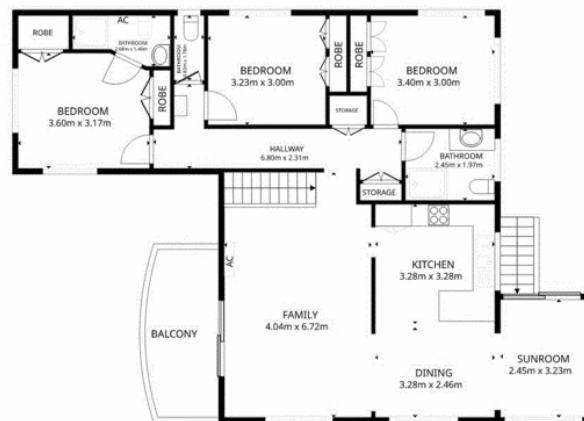
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FIRST FLOOR



SECOND FLOOR

PLANS AND LAYOUTS ARE NOT TO SCALE; DIMENSIONS ARE INDICATIVE ONLY. DETACHED STRUCTURES MAY NOT BE IN POSITION. INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES.



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