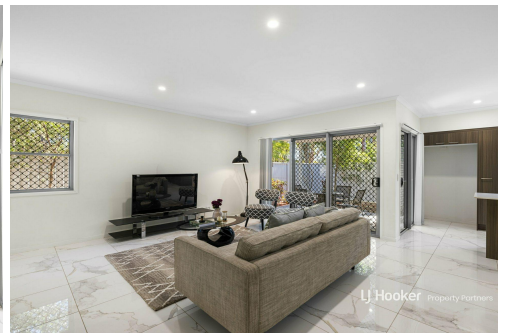




Runcorn, 1/91 Gumtree Street

SOLD BY ANA WANG, ZORA LIU & ALAN GU

Nestled beside leafy bushland and boasting 4 generous bedrooms upstairs and a light-filled combined lounge/dining room below, this family-size double-storey townhouse in Gumtree Parks will be a welcome sight for web-weary eyes.

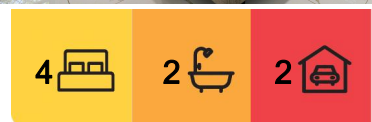
Highlights:

- 6 years young with a contemporary interior fit-out and sleek lined facade
- Luxe large format floor tiles through lower living areas and hybrid floors in upper beds
- Split system A/C in the living/dining + all 4 beds
- Full height tiling & trendy floating vanities in the master ensuite & main upstairs bathroom
- Remote double garage with recessed laundry, storeroom + extra parking on the front drive

Entering either off the front porch or via the laundry that sits in a nook at the back of the double garage, this townhouse welcomes you from the get-go with marble-patterned tiled



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For Sale
Please Call

View
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07 3344 0288

flooring across the light-filled open-plan lounge and dining room. Air-conditioned, this busy living space is next to a stylish kitchen - with both areas opening through sliders onto a covered patio overlooking a fully fenced private garden with an idyllic north-facing aspect.

The kitchen is a winner in form and functionality. There's ample room to move about in the depths of a big cook-up, and the deep nutmeg-like hue of the cabinetry finishes provide a lovely contrast against the lightly toned bench tops and overheads. On the appliance front, there's a great gas cooktop, oven below, and a timesaving dishwasher beside the dual sink.

Servicing the lower level is a self-contained powder room, discreetly located behind a slider at the base of a carpeted staircase winding to the first floor.

Carpet makes way for gorgeously toned hybrid timber floors from the upstairs landing into the 4 bedrooms, all of which have their own A/C units for personalised climate control. Three rooms have built-in robes and share a big main bathroom with stylish twin basins in a floating vanity, while the master has a spacious walk-in robe and a private ensuite - every bit as elegant and well-appointed as the main bath.

Little extras include the handy external pedestrian access from the front to the back yard via a side gate off the entry porch, the storeroom at the back of the double garage, and all that extra off-street parking space on the driveway.

This is a terrific family location with several parks less than 1km from the front door and a local ELC only a 5-minute stroll, 7 to bus stops along Persse Road, and 15 to Runcorn Heights State School. By car, Fruitgrove train station is 4 minutes away and 6 will get you to Runcorn State High, Sunnybank Hills Shoppingtown and Runcorn Plaza.

Townhouses this good are prize property picks. So, inspect fast and call Ana soon.

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The Liu Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
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More About this Property

Property ID	B24UF4R
Property Type	Townhouse
Land Area	191 m ²
Including	Air Conditioning Toilets (2) Courtyard Dishwasher Built-in-Robes Fully Fenced Remote Garage

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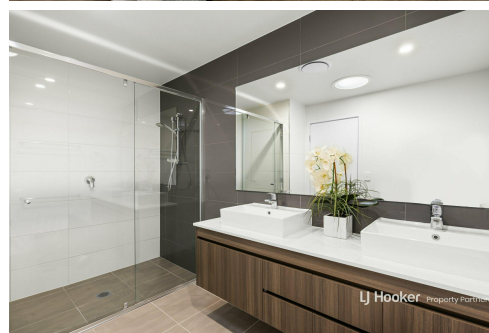
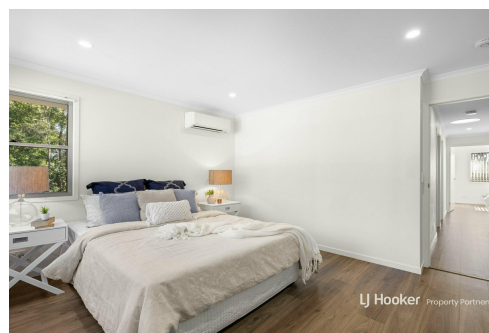
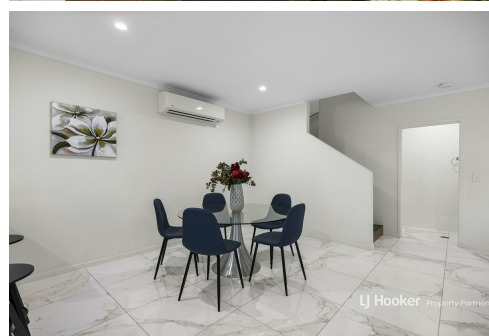
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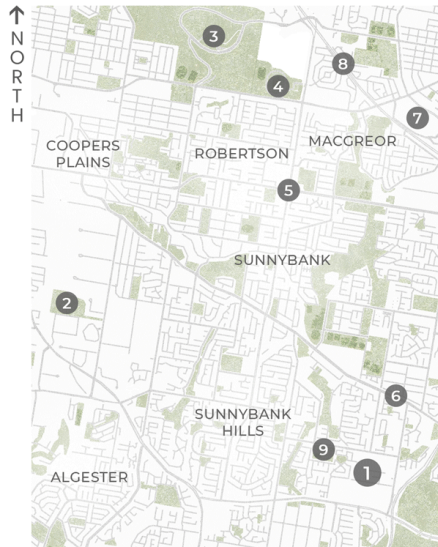


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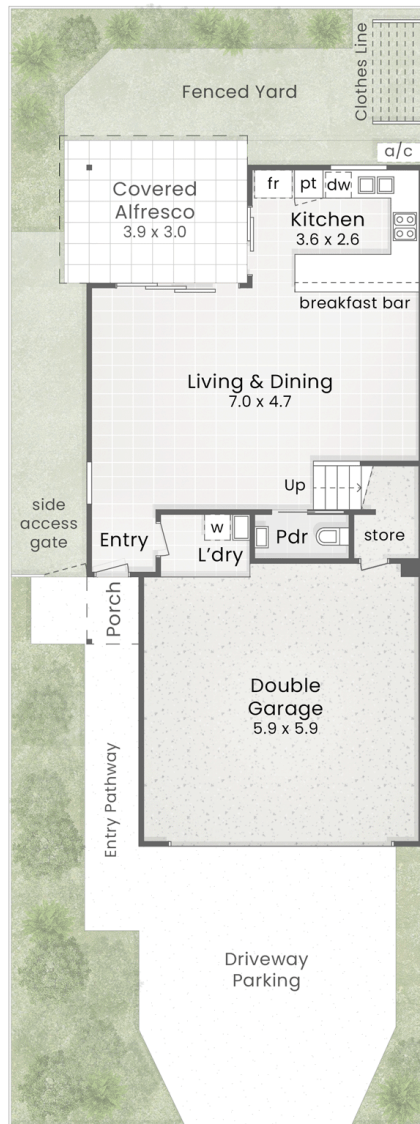
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POINTS OF INTEREST

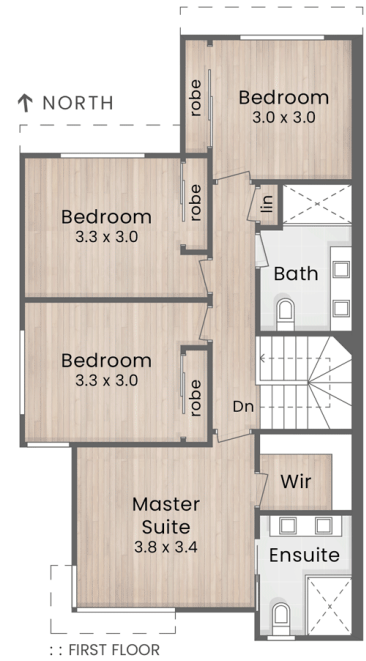
1. GUMTREE PARKS
2. TAFE Acaia Ridge
3. Griffith University Nathan Campus
4. Nissan Arena
5. Sunnybank Plaza & Market Square
6. Fruitgrove Train Station
7. Westfield Garden City
8. Pacific Motorway
9. Runcorn Heights State School



:: LOCATION MAP



:: GROUND FLOOR - 2.6m Ceiling



GUMTREE PARKS 1/91 Gumtree Street RUNCORN

4 Bed 2 Bath + Powder 2 Car + 2 Off-Street

Internal 163m² | Alfresco & Porch 13m² | Total 176m²

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