



17/11 Corella Place, Runcorn

## Walk to the Bus, Minutes to the Shops - Modern Two-Storey Townhouse in a Prime Pocket!

Tucked away in a peaceful boutique pocket, this beautifully presented two-storey brick residence is a rare market find. It perfectly balances light-filled internal living with an expansive, fully fenced outdoor retreat - giving you the extra space you crave without the heavy weekend maintenance.

### Highlights:

- Intelligent Two-Level Layout: Solid brick and tile construction designed for maximum everyday comfort.
- Parents' Balcony Retreat: A lovely covered balcony directly off the master bedroom plus
- True Indoor-Outdoor Flow: An air-conditioned open-plan hub downstairs that connects effortlessly to the backyard.
- Fenced Garden Oasis: A beautifully kept backyard complete with a covered patio, ideal for alfresco dining, pets, and kids.
- Unbeatable Transit & Shopping: Minutes from major retail hubs, schools, parks, and a short stroll to city-bound buses.

Smartly designed for modern lifestyles, the ground floor is dedicated to relaxation and entertaining. The entryway opens into a spacious,

3  2  1 

### FOR SALE

Best Offers

### VIEW

Sat 4th Jul @ 11:00AM - 11:30AM

### AGENTS

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### AGENCY

LJ Hooker Property Partners  
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air-conditioned living room that flows naturally into the dining zone while the adjacent contemporary kitchen is a chef's delight, boasting a handy breakfast bar, a built-in pantry, and a dishwasher. This level is rounded out by a single remote garage with internal entry, a separate laundry room, and a discrete guest powder room.

Head upstairs to find a quiet sanctuary away from the main living areas. The master suite is a genuine highlight, offering generous wardrobe space, a private ensuite, and its own private covered balcony. The two additional bedrooms feature built-in robes - with the third bedroom cleverly utilising space with an integrated study desk. A bright main family bathroom with a full bathtub services the rest of the floor, alongside an integrated linen press for easy organisation.

Resting on a comfortable allotment, this property boasts a genuinely spacious, fully fenced backyard. It features a manicured lawn, established garden borders, and a deep covered patio area - offering a secure environment for children to play safely and pets to stretch their legs.

Leave the car at home! Positioned in a central Runcorn pocket, this home puts incredible local amenities right at your fingertips:

- 8 min walk to the Warrigal Rd bus station (servicing high-frequency routes 150, 155, 156, n154, and p157).
- 9 min walk to the green open spaces of Wally Tate Park.
- 3 min drive to local favourites at Runcorn Plaza.
- 3 min drive to Kuraby State School.
- 4 min drive to the bustling eateries at Warrigal Square.
- 5 min drive to Runcorn State High.
- 15 min drive to world-class shopping at Westfield Mt Gravatt.
- Quick, direct access for the commute into the Brisbane CBD.

Whether you are looking to step onto the property ladder, downsize into something manageable, or secure a high-yield asset for your investment portfolio, this home delivers in every front. Contact Ana today!

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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	B4XFF4R
Property Type	Townhouse
Land Area	138 m2
Including	Air Conditioning
	Toilets (2)
	Courtyard
	Dishwasher
	Built-in-Robes
	Fully Fenced
	Remote Garage

### **Ana Wang 0426 667 789**

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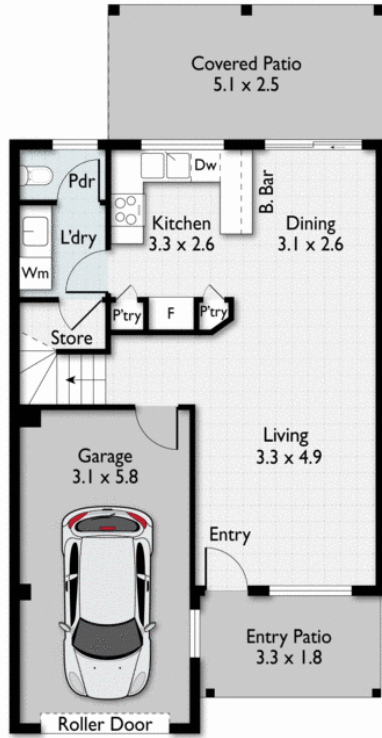
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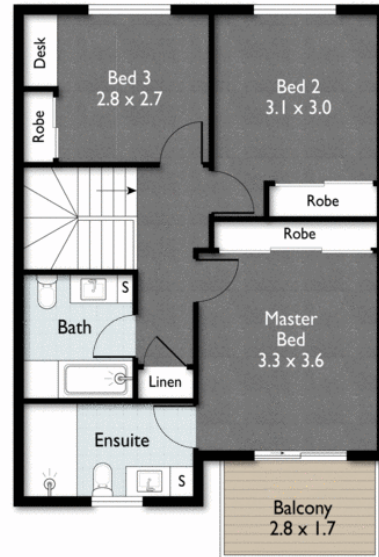
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Ground Floor



First Floor

3 2 1 140sqm



Scale in meters. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.