

## Runcorn, 18/9 Premworth Place

SOLD BY ANA WANG

Perfectly positioned for effortless living, this beautifully maintained classic brick townhouse is a fantastic find for families, couples, and professionals alike. Recently refreshed with new paintwork and modern lighting throughout, it boasts a generous open-plan design with a carpeted lounge and dining area, seamlessly adjoining a large, tiled kitchen with a convenient servery window.

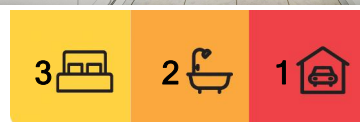
Upstairs, three sizable bedrooms offer comfortable retreats, each featuring air conditioning and built-in robes, while the master suite enjoys a private ensuite and a charming balcony. A neat, fenced courtyard invites relaxed alfresco entertaining with minimal upkeep. Plus, with shops, schools, buses, train stations, and parklands all within walking distance, this home delivers an unbeatable combination of convenience and lifestyle.

### Key Features:

- Low body corporate fee only \$1548 annually



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**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B2U0F4R](http://ljhooker.com.au/B2U0F4R)

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**LJ Hooker Property Partners**  
**07 3344 0288**

- Timeless brick townhouse, partially updated with fresh paint and modern lighting
- Spacious carpeted lounge and dining adjoining a large modern tiled kitchen with a servery window
- Three generous bedrooms with air conditioning and built-in robes, master with ensuite and private balcony
- Fenced, low-maintenance courtyard, perfect for alfresco gatherings
- Walk to parks, buses, train station, Runcorn Plaza, Warrigal Square, schools, childcare, and Runcorn Pool

Nestled in the heart of Runcorn, this townhouse is a prime pick for those seeking both convenience and tranquillity. A short stroll connects you to parklands, shops, schools, and transport, making daily life effortless. Whether you're commuting to work, dropping the kids off at school, or enjoying a weekend picnic, everything you need is just moments away.

- 350 m to bus stop
- 550 m to Bonemill Road Park
- 650 m to Daw Road Park
- 900 m to Runcorn Plaza
- 950 m to Warrigal Square
- 950 m to Runcorn State High School
- 1 km to Kids Academy Early Learning Runcorn
- 1.1 km to Warrigal Road State School
- 1.2 km to Runcorn Pool
- 1.5 km to Fruitgrove Train Station

Located within a gated community, this immaculate brick townhouse ensures both security and peace of mind. Its easy-care gardens and single garage add to the appeal, offering a hassle-free, low-maintenance lifestyle.

Step inside to discover a freshly updated interior, where new paintwork and contemporary lighting create a bright and inviting atmosphere. The carpeted lounge and dining area offer a spacious yet cosy setting for relaxing or hosting guests, complete with brand-new air conditioning. The kitchen servery window makes dinner parties effortless, ensuring you can keep an eye on your guests as you cater to their needs.

The modern tiled kitchen is a standout feature, offering an abundance of storage and bench space. Perfect for home cooks, this well-appointed space makes meal preparation and entertaining a breeze.

Out back, the fenced courtyard provides a private outdoor retreat, ideal for hosting alfresco dinners or cultivating a flourishing garden oasis. With minimal upkeep required, this space is perfect for those who enjoy the outdoors without the hassle of high maintenance.

Upstairs, three generous bedrooms promise restful retreats, each fitted with air conditioning and built-in robes. The master suite stands out with its pristine ensuite featuring a large shower, and its private balcony--perfect for morning coffee or evening unwinding. A well-appointed shared bathroom with a shower-over-bath completes the upper level, ensuring ample space for the household.

Neatly presented and low maintenance, this classic brick townhouse offers space, style,



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and supreme convenience. Whether you're seeking your first home, a downsizing option, or an investment in a sought-after location, this property ticks all the boxes.

Contact Ana Wang today for more details or to arrange an 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 About this Property

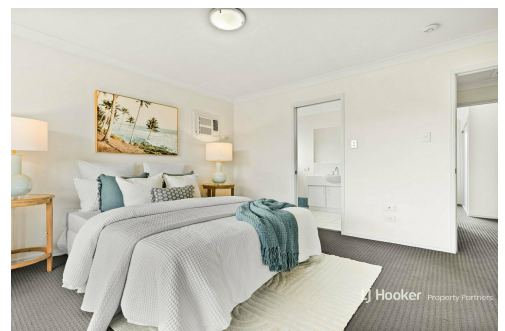
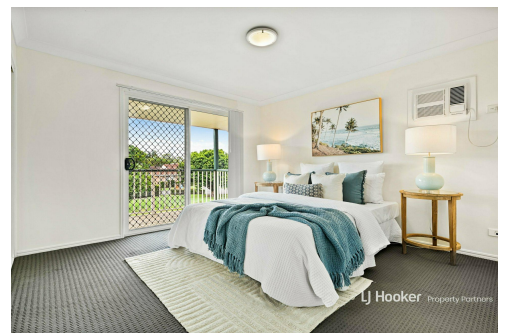
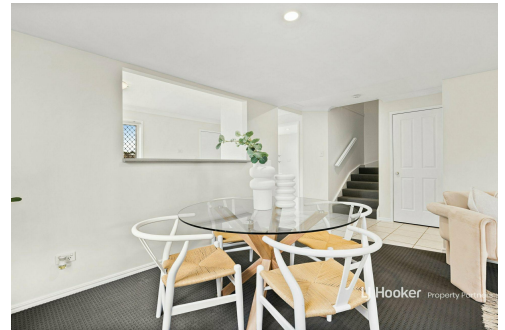
<b>Property ID</b>	B2U0F4R
<b>Property Type</b>	Townhouse
<b>Land Area</b>	189 m2
<b>Including</b>	Air Conditioning Toilets (3) Courtyard Balcony Dishwasher Built-in-Robes Fully Fenced Remote Garage

**Ana Wang 0426 667 789**

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**PREMORTH COURT  
18/9  
Premorth Place  
RUNCORN**

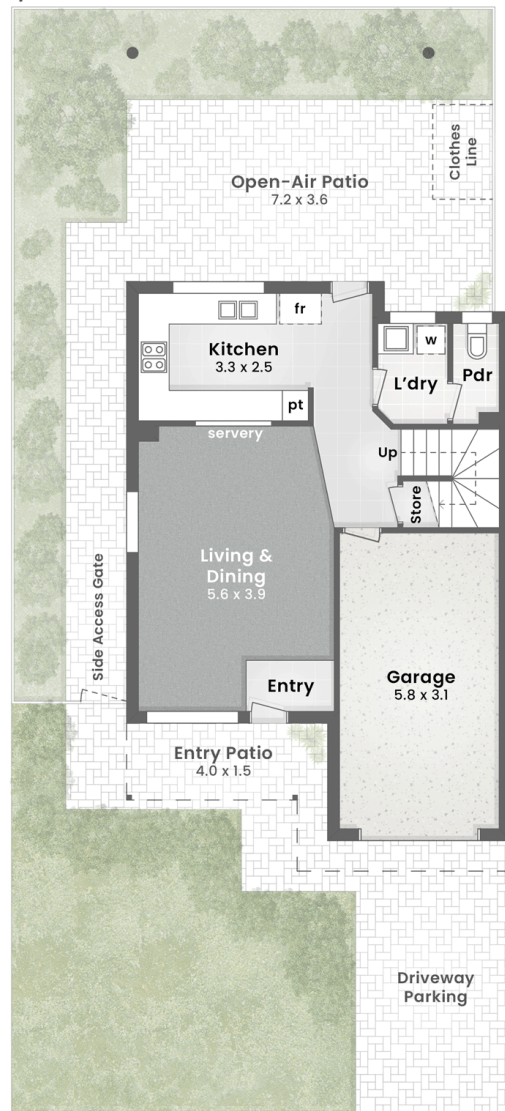
-  **3 Bed**
-  **2 Bath + Powder**
-  **1 Car + Off-Street**

Internal 131m<sup>2</sup>  
Entry Patio & Balcony 11m<sup>2</sup>  
Open-Air Patio 27m<sup>2</sup>  
**Total 169m<sup>2</sup>**

**pdc.**

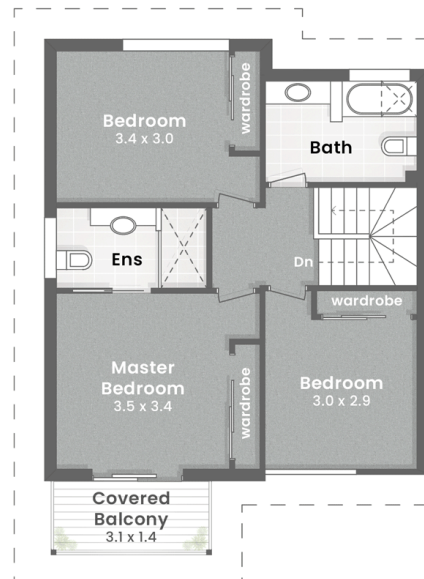
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↑ NORTH



:: GROUND FLOOR & SITE PLAN

DRIVEWAY ACCESS TO  
PREMORTH PLACE



:: FIRST FLOOR

**POINTS OF INTEREST**

- 1. PREMORTH COURT | 2. TAFE Acala Ridge
- 3. Griffith University Nathan Campus | 4. Nissan Arena
- 5. Sunnybank Plaza & Market Square | 6. Banoon Train Station
- 7. Westfield Garden City | 8. Pacific Motorway
- 9. Calamvale Central & Sunnybank Hills Shopping Centres



:: LOCATION MAP