



## Runcorn, 22/91 Gumtree Street

### Contemporary Cool Meets Everyday Ease in Runcorn

Effortlessly stylish and wonderfully low maintenance, this modern four-bedroom townhouse delivers a chic lifestyle in one of Runcorn's most convenient and family-friendly pockets. Split system air conditioning flows throughout, complemented by soaring ceilings downstairs, sleek floor finishes including trendy timber floors upstairs, and elegant Plantation shutters in the master and ensuite. The spacious open plan layout pairs a stone-top kitchen with a tiled lounge and dining area that seamlessly opens to a leafy courtyard, perfect for effortless entertaining. Complete with a rare double garage, added storage, and a wide dual driveway, this sophisticated home offers the perfect mix of contemporary comfort, space, and practicality - all within a tranquil community with low body corporate and superb connectivity to the M2, schools, shops, and parks.

#### Key Features:

- Stylish four-bedroom townhouse with air conditioning throughout, trendy timber flooring



**For Sale**  
Please Call

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[ljhooker.com.au/B3A2F4R](https://ljhooker.com.au/B3A2F4R)

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**LJ Hooker Property Partners**  
07 3344 0288

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upstairs, and lofty ceilings downstairs that enhance space and light

- Sleek kitchen with stone benchtops, gas cooktop, dishwasher, and breakfast bar overlooking the spacious open plan living and dining zone
- Covered patio with blinds for year-round entertaining, set against a private, fully fenced courtyard framed by lush greenery
- All bedrooms feature built-in robes, with the oversized master boasting a walk-in robe and dual vanity ensuite with floor-to-ceiling tiling
- Rare double garage with epoxy flooring and extra storage plus wide driveway - all in a quiet complex with low body corporate and easy M2 access

This peaceful yet connected address makes everyday living feel effortless. Stroll to local shops, parks, and childcare, or enjoy quick access to a choice of quality schools and shopping centres. With the M2 close by, professionals will love the convenience of seamless city commutes, while families enjoy being surrounded by everything they need.

- 600 m to bus stop
- 800 m to Maynard Place Park
- 950 m to The Avenues Early Learning Centre Runcorn
- 1.2 km to Compton Centre Shopping Mall
- 1.3 km to Runcorn Heights State School
- 3.2 km to Runcorn State High School
- 3.3 km to Calamvale Central
- 4 km to Sunnybank Hills Shoppingtown

Privately tucked into a neat and leafy complex, this rendered and clad townhouse offers contemporary style with real-world functionality. The wide dual driveway is a rare find in townhouse living and leads to a double garage complete with epoxy flooring and storage space. Trendy low-maintenance gardens frame the frontage, while a discreet side path leads you to the porch - keeping your entry private and practical.

Enter inside and you'll be greeted by soaring ceilings and gleaming tiled floors that flow throughout the open plan lounge and dining area. Bright downlights and cooling air conditioning create a relaxed hub, ideal for relaxed nights in or lively weekend gatherings.

Opposite, the stylish kitchen brings together sharp finishes and convenience - stone benchtops, a premium gas stove, dishwasher, and a generous amount of cabinetry make it as functional as it is eye-catching. The breakfast bar adds versatility, whether you're prepping for dinner or helping the kids with homework.

Through sliding glass doors, the living area extends onto a tiled alfresco patio, complete with pull-down blinds so you can entertain in any season. Overlooking a fully fenced courtyard with manicured lawn, leafy shrubs, and a soft green outlook, it's a low-upkeep space designed to relax or impress.

Upstairs, the warmth of timber floors sets a stylish tone throughout the sleeping quarters. Each of the four bedrooms includes built-in storage and its own split system air conditioner for year-round comfort. The oversized master enjoys a walk-in robe and private ensuite with dual vanity, full-height tiles, and an oversized shower, both the ensuite and master having chic Plantation shutters. A modern family bathroom services the remaining rooms with ease, along with a downstairs water closet.



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This is an unmissable opportunity to secure a sophisticated, easy-living residence in a location that delivers lifestyle and connection. Contact Alan Gu, Zora Liu or Hagen Chan today to arrange your inspection before it goes to auction.

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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>	B3A2F4R
<b>Property Type</b>	Townhouse
<b>Including</b>	Air Conditioning Toilets (1) Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage

### Alan Gu 0430 376 232

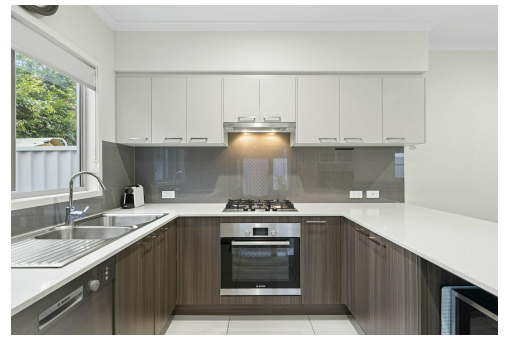
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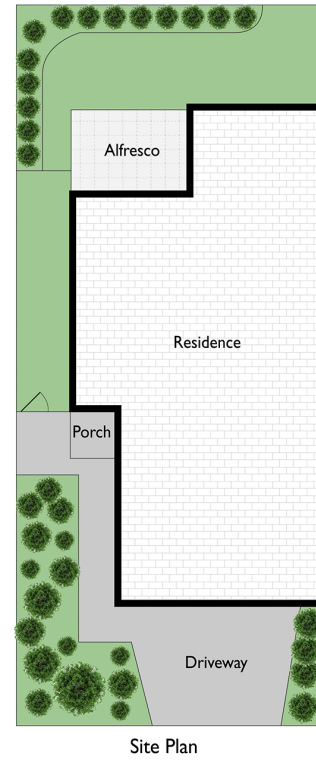
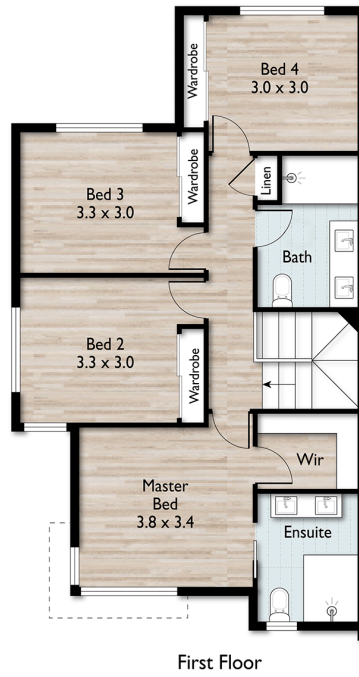
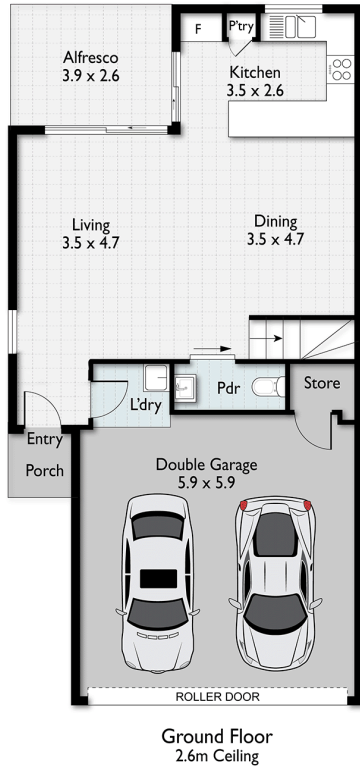
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🛋️ 4 🚿 2.5 🚗 2 🏠 180sqm



Scale in meters. Indicative only. Dimensions are approximate.  
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