



## Runcorn, 26/91 Gumtree Street

### Stunning Four Bedroom Townhouse with Street Frontage & Double Garage

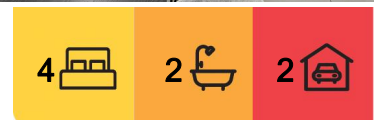
Set in a leafy Runcorn enclave, this rare four-bedroom townhouse delivers standout street appeal, stylish interiors, and incredible convenience. With a double garage, modern rendered and timber-clad facade, and low body corporate fees, it offers a spacious yet low-maintenance lifestyle. Air-conditioned throughout and finished with gleaming tiles and timber-look floors, it boasts a generous open-plan living area, a sleek kitchen with gas cooking, and a private landscaped courtyard perfect for entertaining. All just a short stroll from buses, parks, shops, schools, and more.

#### Highlights at a Glance:

- Rare four-bedroom, double garage townhouse with stylish street appeal and street-front access
- Sleek, modern community with low body corporate fees and peaceful, leafy cul-de-sac



**Disclaimer:** 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.



#### For Sale

Offers in the \$900,000s

#### View

Sat 21st Jun @ 11:30AM - 12:00PM

#### Contact

##### Karl Gillespie

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**LJ Hooker Property Partners**  
07 3344 0288

position

- Open-plan tiled living and dining with downlights and air conditioning for everyday comfort
- Stone-topped kitchen with gas stove, dishwasher and casual dining bar
- Gorgeous alfresco patio in private, low-maintenance courtyard ideal for relaxed entertaining

This townhouse enjoys a lush, tranquil cul-de-sac setting, making it a private retreat for families. Yet it's remarkably convenient - just a short stroll to local parks, schools, buses, and shops, with easy access to a range of shopping hubs and major amenities.

Surrounded by bushland and playgrounds, it provides a serene environment for kids to grow and play, while still being close to everything you need.

- 650 m to bus stop
- 850 m to Maynard Place Park
- 900 m to The Avenues Early Learning Centre
- 1.3 km to Compton Centre Shopping Mall
- 1.3 km to Runcorn Heights State School
- 3.2 km to Runcorn State High School
- 3.4 km to Calamvale Central
- 4 km to Sunnybank Hills Shoppingtown

A rare find in the area, this rendered, and timber-clad residence enjoys a serene cul-de-sac position near bushland and presents with a sleek street-front facade and double garage with driveway parking. Established greenery frames the entry, providing a low maintenance yet elegant first impression, while a discreet side entry offers additional privacy. This is a townhouse that gives you all the benefits of a house, without the upkeep.

Venture inside to a home that's been thoughtfully designed for modern living. Downlights brighten the expansive tiled lounge and dining area, with air conditioning ensuring soothing reprieve from the elements. The flowing layout invites gatherings of all sizes, from intimate dinners to relaxed weekend catchups.

Seamlessly connected to the living areas, the kitchen brings a touch of class and convenience. Its sleek stone countertops provide ample prep space, while neutral-toned cabinetry offers plenty of storage. A gas stove and dishwasher complete the picture, and the breakfast bar is perfect for casual meals or morning coffee.

Sliding doors reveal a large alfresco patio, ideal for evening drinks or summer dining. The courtyard beyond is fully fenced and landscaped, offering a serene, private space without requiring time-consuming weekend gardening. It's the perfect retreat for busy professionals, young families or downsizers.

Upstairs, chic timber-look floors stretch across all four bedrooms, each fitted with air conditioning for comfort and relaxation. Three include built-in robes, while the master suite features a walk-in wardrobe and a luxurious ensuite with dual vanity and oversized shower. The main bathroom is equally sophisticated, with dual vanity and frameless shower for added elegance.

A downstairs powder room provides convenience for guests, while under-stairs storage adds extra practicality - ideal for busy households needing every bit of space.



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This elegantly finished townhouse is a rare and stylish find in a beautiful family-friendly community. Whether you're upsizing, downsizing, or investing, it offers a versatile, low-maintenance lifestyle in a well-connected Runcorn pocket.

Contact Karl Gillespie or Bailey Atherton today to register your interest - this is one auction you won't want to miss!

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K & Q Investments Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
ABN 56 794 753 139/ 21 107 068 020

## More About this Property

Property ID	B32ZF4R
Property Type	Townhouse
Land Area	177 m2
Including	Air Conditioning Toilets (3) Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

### Karl Gillespie 0411 599 850

Partner & Agent/Independent Contractor | [karlgillespie@ljhpp.com.au](mailto:karlgillespie@ljhpp.com.au)

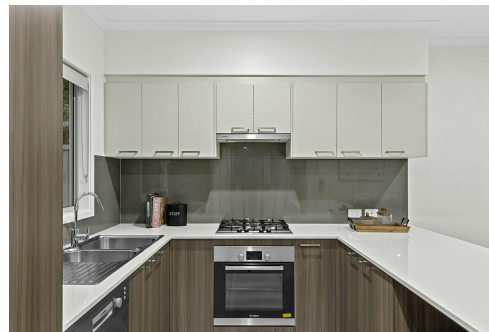
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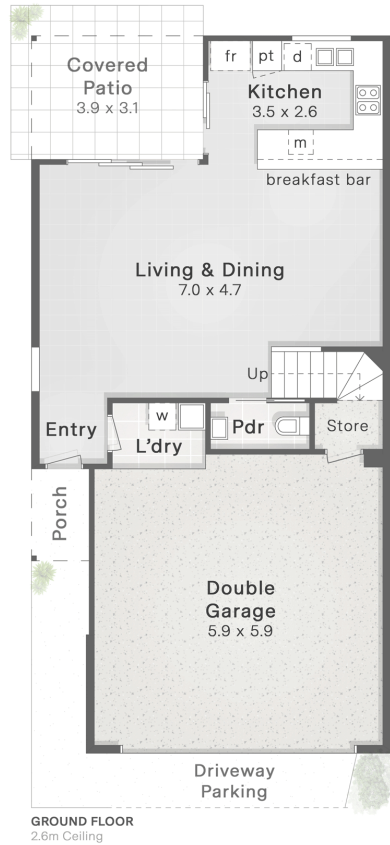
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## SITE PLAN

Crane Crescent

26/91 Gumtree Street Runcorn

Internal 163m<sup>2</sup> | Patio & Porch 14m<sup>2</sup>

→ 2 Car + Off-Street

Total 177m<sup>2</sup>

 FloorScape