

27/77 Nursery Avenue, Runcorn

3  1  2 

SOLD BY HAGEN CHAN, ALAN GU & ZORA LIU

FOR SALE
Please Call

AGENTS

Hagen Chan
0466 603 703
hagenchan@ljhpp.com.au

Alan Gu
0430 376 232
alangu@ljhsbh.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288

Pristinely kept and ready for immediate enjoyment, this stylish townhouse offers an enticing combination of space, comfort, and low-maintenance living. With ultra-low body corporate fees of approximately \$939 per quarter, it sits within a secure, gated complex complete with resort-style facilities including a sparkling pool and barbecue area. The generous 234 sqm has a layout that flows effortlessly from a bright, open-plan lounge and dining zone with air conditioning, to a contemporary kitchen with gas cooking and dishwasher.

Outdoors, a generously sized fenced courtyard and expansive open-air terrace provide the perfect stage for versatile entertaining. Upstairs, three carpeted bedrooms all feature ceiling fans, two with built-in robes, while the master enjoys air conditioning and direct access to a two-way bathroom. With two additional water closets, a single garage, driveway parking, and a superb location close to transport, shops, and schools, this home is a move-in-ready gem awaiting its new owners.

At a Glance:

- Secure townhouse in immaculate condition within gated

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.

 **LJ Hooker**

community featuring pool and barbecue facilities, with low body corporate fees of approximately \$939 per quarter

- Open-plan lounge and dining with split system air conditioning, flowing to a contemporary kitchen with dishwasher and gas stove
- Expansive 234 sqm allotment offering generous fenced courtyard and sunlit open-air entertainment terrace
- Three spacious bedrooms upstairs with fans, two with built-ins, master with air conditioning and two-way bathroom access; additional water closets on both levels
- Vacant and ready to occupy immediately with single garage, driveway parking, and excellent convenience to shops, schools, buses, and trains

Perfectly positioned for family life, this townhouse is just a stroll from everyday conveniences. Buses, parks, and trains are all within walking distance, with childcare and schools nearby for growing households. Multiple shopping centres lie just a short drive away, making errands and weekends out effortless.

Nearby Amenities:

- 190 m to bus stop
- 400 m to Grove Park
- 400 m to Lexus Street Park
- 750 m to Fruitgrove Train Station
- 1 km to The Avenues Early Learning Centre
- 1.4 km to Runcorn State High School
- 1.5 km to Runcorn Heights State School
- 2.2 km to Warrigal Square Shopping Centre
- 2.5 km to Runcorn Plaza

Tucked away in a beautifully maintained gated community, this rendered and exposed brick townhouse provides both peace of mind and access to indulgent facilities. Enjoy a swim in the on-site pool or host casual barbecues without leaving your secure surroundings--all covered by an affordable body corporate fee.

This townhome's exterior is pristinely presented with manicured gardens and lawns enhancing its facade, while a driveway and single garage provide practical parking options. Vacant and ready to move in or rent out, the journey begins as you follow the neat pathway inside.

The ground floor unfolds into a tiled open-plan lounge and dining area, where split system air conditioning ensures sublime comfort. Generously proportioned and brimming with natural light, it's the perfect space for gathering with loved ones or unwinding after a long day.

The corner kitchen exudes contemporary style, boasting plentiful storage and sleek laminate benchtops. A raised dining bar adds convenience, while the gas stove and dishwasher make daily cooking and cleaning effortless.

Head out back to discover a large, low-maintenance courtyard with an expansive open-air terrace. This versatile outdoor retreat is ideal for enjoying drinks under the stars, lively weekend barbecues, or cosy winter fire pits--an entertainer's dream.

Upstairs, three well-appointed carpeted bedrooms with ceiling fans cater comfortably to the entire household, two featuring built-in robes. The master enjoys both air conditioning and direct access to the modern two-way bathroom with bathtub and shower, enhancing convenience. A separate water closet is available on both levels, alongside a downstairs laundry, ensuring practicality for families and guests alike.

Modern, stylish, and move-in ready, this pristine townhouse offers incredible convenience and a bright, low-maintenance lifestyle. Whether you're a first-home buyer, investor, or family, it's the perfect opportunity in Runcorn.

Contact Hagen Chan, Zora Liu, or Alan Gu today to arrange your inspection and discover everything this wonderful home has to offer.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

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	B3D3F4R
Property Type	Townhouse
Land Area	234 m2
Including	Air Conditioning
	Toilets (1)
	Pool
	Dishwasher
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

Hagen Chan 0466 603 703

Agent with Zora Liu | hagenchan@ljhpp.com.au

Alan Gu 0430 376 232

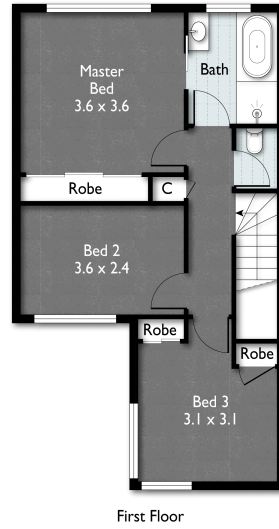
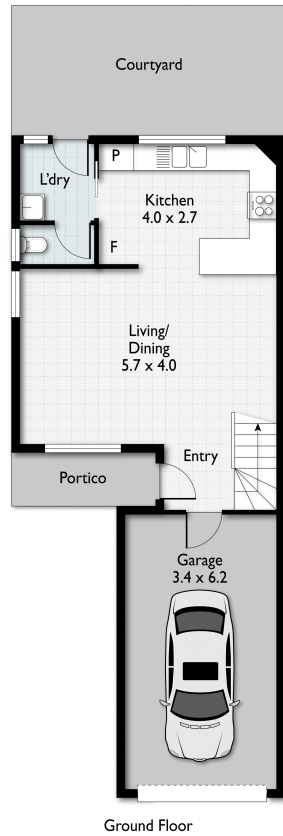
Agent with Zora Liu | alangu@ljhsbh.com.au

LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au



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.



3 1.5 1 115sqm



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.