







Runcorn, 51/40 Lakefield Place

Modern 2-storey townhouse with A/C for all-season comfort

Positioned inside the attractive surroundings of Lakefield Estate with its lovely common gardens, big swimming pool, and a well-equipped covered BBQ area for year-round entertaining, this 3-bedroom townhouse will be a popular discovery for a wide range of owner-buyers and astute investors.

Highlights:

- Wall-mounted split-system A/C into all 3 bedrooms and the open-plan living/dining area
- High-end kitchen with stone benches & top brand electric appliances inc a dishwasher
- Tiled through the lower level and carpet from the stairs through the 3 upper-level bedrooms
- Big master has WIR, ensuite & private balcony; main bathroom has shower over bath combo

3 2 2

For Sale
Please Call

View
ljhooker.com.au/B214F4R

Contact

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

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

LJ Hooker

LJ Hooker Property Partners
07 3344 0288

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.

- Living area & kitchen extend onto a covered patio overlooking an easy-care courtyard setting

A mixed-material façade of render and cladding creates a great first impression when you first lay eyes on this townhouse, which adjoins only one other.

A remote entry secure double garage will keep your trusted 4-wheels protected from Queensland's harsh summer sun, and there's access straight indoors from here to avoid getting wet with the shopping in tow during one of our regular afternoon storms!

Guests will arrive after meandering down a short path to the side entry, which can be left half-open to capture welcoming breezes thanks to the addition of a screened security door in front of the solid timber one.

Large format floor tiles span the lower level which has the open plan living area, dining room and kitchen at its heart. It's wonderful to see a floorplan where both the living area and the kitchen extend onto a covered entertaining patio through screened sliding doors - it helps heighten the sense of spaciousness and overall flow inside.

The warm hue chosen for the tiled splashbacks as well as the timber veneer across the abundant kitchen cabinets creates a cosy feel in the kitchen, which is a comfortably sized cooking zone with all-electric appliances falling at the higher end of the range.

Upstairs, carpet runs underfoot through the passageway into the 3 bedrooms - the largest being the master which has a WIR, and ensuite, and opens onto a sweet balcony all its own. The other beds are well served by a practical second bathroom.

This is a popular estate for good reason because its on-site amenities are not only exceptionally well-maintained on your behalf but of a very high quality. Just look at the impressive community BBQ set-up adjacent to the stunning pool! This fully covered and paved entertaining area is the perfect place to book if you want to celebrate a special event - or just life - with friends and family. There are a couple of big tables out here and massive stainless-steel BBQs for the most creative cook-ups.

From Lakefield Estate you can cut through to nearby Shirley Sester Park for a quick stretch of the legs on days you don't want to dive into the pool of course! 15 minutes on foot will easily get you to bus stops along Beenleigh Road or on a city/coast bound train from Fruitgrove train station. By car, it's a short trip to Pinelands Plaza (6 minutes), Market Square/Sunnybank Plaza (9), and local state schools - plus the CBD is only an 18-minute drive.

Join a friendly community that puts you in the box seat for enjoying southside life to the max.

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

LJ Hooker

LJ Hooker Property Partners
07 3344 0288

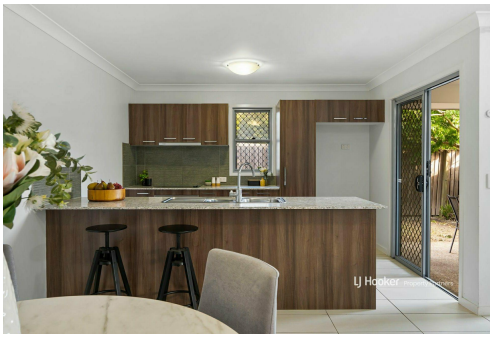
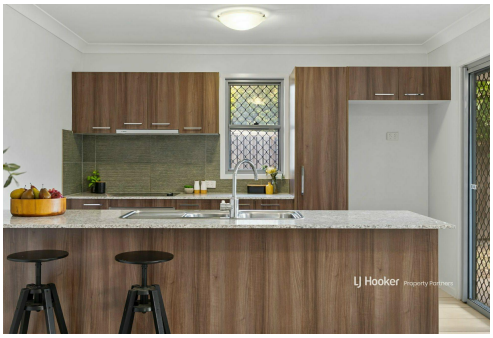
Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

More About this Property

Property ID	B214F4R
Property Type	Townhouse
Land Area	163 m²
Including	Ensuite Air Conditioning Toilets (1) Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Water Tank

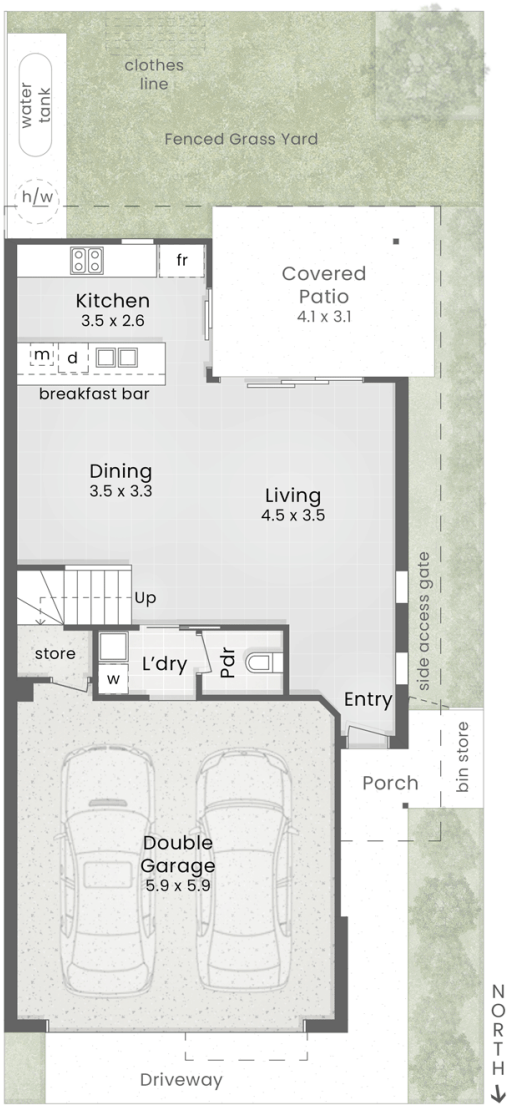
Hagen Chan 0466 603 703
Sales Associate to Ana Wang | hagenchan@ljhpp.com.au
Alan Gu 0430 376 232
Agent with Zora Liu | alangu@ljhsbh.com.au

LJ Hooker Property Partners 07 3344 0288
25 Pinelands Road, SUNNYBANK HILLS QLD 4109
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au



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.



: : GROUND FLOOR



: : FIRST FLOOR

LAKEFIELD PLACE

LAKEFIELD PARKS ESTATE | 51/40 Lakefield Place RUNCORN | 3 Bed | 2 Bath + Powder | 2 Car

Internal 150m² | Covered Externals 15m² | Total 165m²

LJ Hooker Property Partners

DISCLAIMER: This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of Pure Design Concepts. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken of building design. Find out more at **puredesignconcepts.com.au**

pdc.

LJ Hooker

LJ Hooker Property Partners
07 3344 0288

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.