



6/115 Gumtree Street, Runcorn

## RARE LOWSET VILLA IN A SECURE COMPLEX WITH A POOL

Nestled inside one of Runcorn's leafy green belt pockets, Gumtrees is a popular estate with an onsite manager, and this 3-bedroom villa sits just up from its gated entry, a short walk to the pool area!

### Highlights:

- One-level convenience + a secure single garage, driveway park & guest spots close by
- Freshly painted inside, 3 split system AC units & fans + 6.6kW of bill-busting solar
- Open plan carpeted lounge/dining, tiled kitchen with all-electric mod cons (inc. dishwasher)
- Ensuite off master bed, second bathroom has private shower & tub, separate toilet & vanity
- Fully fenced, low-upkeep leafy gardens + a shed, covered outdoor patio for alfresco dining

### RELAXED, SUN-FILLED LIVING MADE FOR EVERYDAY COMFORT

Light, bright and airy captures the look and feel of this lovely home.

3  2  1 

### FOR SALE

Please Call

### AGENTS

Peter Luo  
0448 568 888  
[peterluo@ljhpp.com.au](mailto:peterluo@ljhpp.com.au)

Jackson Chow  
0435 998 468  
[jacksonchow@ljhpp.com.au](mailto:jacksonchow@ljhpp.com.au)

### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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**

With its big windows fitted with screens, as well as the slider connecting the main living zone with the alfresco entertaining area, the place can be naturally ventilated with ease. Alternatively, switch on the ceiling fans or crank up any of the three split system AC units - knowing you have 6.6kW of solar working for you!

The spacious lounge and dining area provides a welcoming hub for everyday living and entertaining, offering plenty of room to relax or host guests in comfort. Its open-plan design enhances the sense of space and flow, while natural light pours in to create a warm and inviting atmosphere that effortlessly connects indoor and outdoor living.

Behind a textural brick facade, the villa offers three carpeted bedrooms, the master with a self-contained ensuite, a carpeted combined lounge/dining hub, adjacent tiled kitchen, a traffic-friendly second bathroom, and a single garage with an automatic roller door.

The plentiful windows let in as much natural light as you want, and there's also a skylight over the kitchen - a spacious cooking zone with abundant storage and bench space, a suite of electric appliances, and overlooking the living area across a long breakfast bar.

- MAINTENANCE ENTERTAINING AND EASY POOLSIDE WEEKENDS

The grounds are fully fenced with barely any lawn to mow, just some planted-up gardens to tend, both out front and framing the alfresco dining area out back. This will leave you with more time to enjoy the Gumtrees swimming pool - that's only a hop, skip and jump from your front door!

#### PERFECTLY PLACED FOR EASY SCHOOL RUNS, SHOPPING AND QUICK COMMUTES

On the location front, it's a short walk to Runcorn Heights State School and Compton Centre shops. By car, it's mere minutes onto the M2, five to Fruitgrove train station, or reach Sunnybank Hills Shoppingtown, Calamvale Central or Pinelands Plaza in under 10. Other popular southside destinations like Westfield Mt Gravatt and Sunnybank Plaza are only a tad further.

This place ticks a bunch of boxes and is essential viewing for first-time buyers, downsizers and investors.

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.

Sunnyvale Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker  
Property Partners  
ABN 39 633 082 112 / 21 107 068 020

## MORE DETAILS

Property ID B4HPF4R  
Property Type Townhouse  
Including Ensuite  
Air Conditioning  
Pool  
Dishwasher  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Solar Panels

### **Peter Luo 0448 568 888**

Sales Agent to Jackson Chow | [peterluo@ljhpp.com.au](mailto:peterluo@ljhpp.com.au)

### **Jackson Chow 0435 998 468**

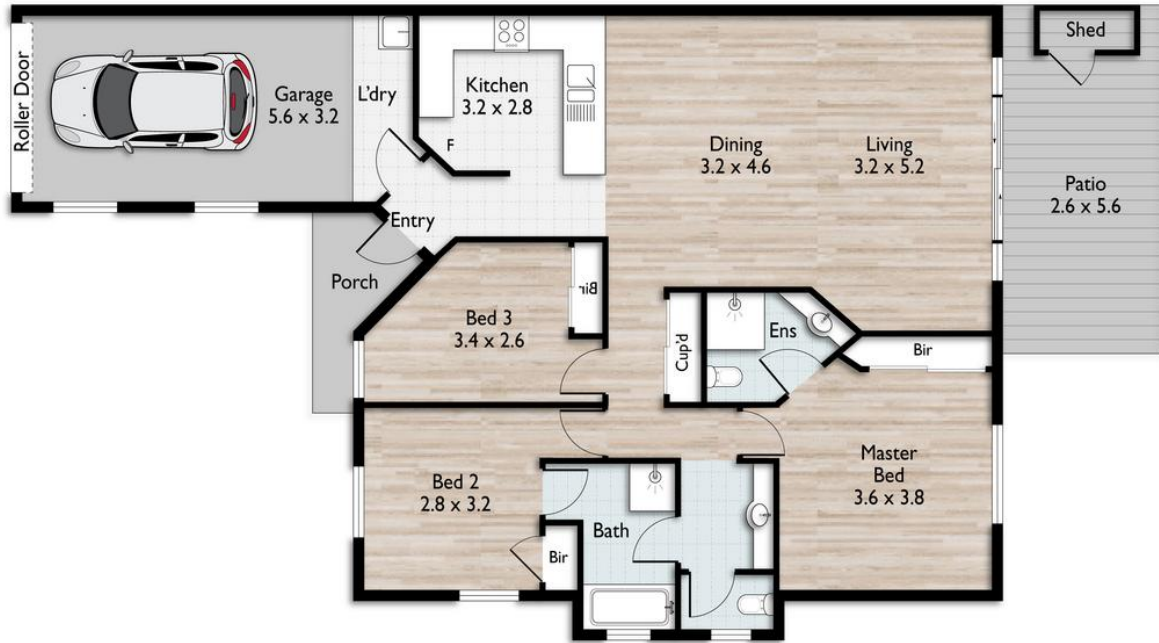
Agent/Independent Contractor | [jacksonchow@ljhpp.com.au](mailto:jacksonchow@ljhpp.com.au)

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

25 Pinelands Road, SUNNYBANK HILLS QLD 4109

[propertypartners.ljhooker.com.au](http://propertypartners.ljhooker.com.au) | [sunnybankhills@ljhpp.com.au](mailto:sunnybankhills@ljhpp.com.au)





3 2 1 135sqm



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.

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.

