

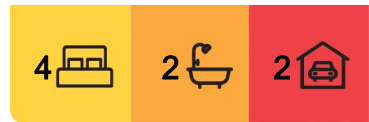


Runcorn, 8/91 Gumtree Street

SOLD BY HAGAN CHAN, ZORA LIU & ALAN GU

Impeccably designed for luxurious modern living, this sophisticated and spacious four-bedroom townhouse delivers an elegant lifestyle experience in one of Runcorn's most connected and family-friendly neighbourhoods. Vacant and ready to move in, it offers exceptional appointments including air conditioning throughout, elegant timber floors, and built-in robes to every bedroom, plus a chic master suite with walk-in robe and luxe ensuite.

A sumptuous open-plan living area adorned with marble-look flooring and soaring high ceilings flows seamlessly to a sleek contemporary kitchen, while a rare full-size double garage with dual driveway parking and a private low-maintenance backyard complete this deluxe package. Nestled within a quiet complex with low body corporate fees and easy access onto the M2, it's also within close reach of shops, schools, parks, buses, and train stations for ultimate lifestyle convenience.



For Sale
Please Call

View
ljhooker.com.au/B344F4R

Contact
Hagan Chan
0466 603 703
hagenchan@ljhpp.com.au

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



LJ Hooker Property Partners
07 3344 0288

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Summary of Features:

- Elegant four-bedroom townhouse with stylish timber floors, built-in robes, and luxurious air-conditioned comfort throughout bedrooms
- Expansive marble-look tiled living area beneath lofty high ceilings, adjoining a contemporary kitchen with stone benches and a dishwasher
- Rare full-size double garage with soaring ceilings, plus an extra-wide driveway offering additional parking
- Private fenced backyard with generous tiled patio and lush artificial turf for an effortless outdoor lifestyle
- Quiet, family-friendly complex with super low body corporate, close to buses, schools, shops, parks, and major highways

Set within a peaceful and well-established neighbourhood, this trendy townhouse provides the perfect backdrop for growing families, professionals, and savvy investors alike. Enjoy morning strolls to nearby parks, easy walks to shops and childcare centres, and simple commutes via public transport or motorway. Here, you'll experience the best of both worlds: a tranquil lifestyle with urban convenience at your fingertips.

Nearby Amenities:

- 550 m to bus stop
- 650 m to Maynard Place Park
- 800 m to The Avenues Early Learning Centre Runcorn
- 1 km to Compton Centre Shopping Mall
- 1.1 km to Runcorn Heights State School
- 1.8 km to Fruitgrove Train Station
- 1.9 km to Sunnybank Hills Shoppingtown
- 3.1 km to Runcorn State High School
- 3.2 km to Calamvale Central

Tucked away within a peaceful complex boasting super low body corporate fees, this rendered and timber-clad townhouse is an unmissable find. Stylishly modern with an earthy yet refined facade, it presents the rare luxury of a full-sized double garage with soaring ceilings and an additional dual parking driveway - offering all the benefits of a traditional home without the heavy upkeep.

Inside, you're welcomed by a stunning open-plan living and dining zone where exquisite marble-look tiling sparkles under elegant downlights, complemented by cool air conditioning for year-round indulgence. This vast space is designed for both relaxed family moments and chic entertaining, effortlessly setting the tone for sophisticated living.

Off to the side, the stylish kitchen impresses with sleek stone countertops, ample cabinetry, and a handy dining bar. Equipped with quality electric appliances including a dishwasher, it's the perfect space for crafting everyday meals or gourmet feasts alike, combining style and practicality in perfect harmony.

Beyond the sliding doors, a spacious tiled patio beckons, ideal for weekend barbecues or tranquil evening gatherings. Fully fenced and dressed with premium artificial turf, the backyard provides a private, low-maintenance retreat where you can enjoy greenery and



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alfresco dining without the need for constant upkeep.

Upstairs, four generous bedrooms await, each featuring rich timber floors, built-in robes, and cooling air conditioning. The extravagant master suite boasts a large walk-in robe and an opulent ensuite fitted with floor-to-ceiling tiles, a rainfall shower, and dual floating vanity for a lavish start and end to your day. A shared bathroom of equal sophistication caters to family and guests with matching high-end finishes.

Completing this fabulous home is a downstairs powder room for guests, an internal laundry for everyday practicality, and plenty of storage throughout - all designed to make life effortlessly stylish.

If you've been searching for a luxurious yet low-maintenance lifestyle in a prime family-friendly location, this deluxe townhouse is ready and waiting. Contact Hagen Chan, Alan Gu, or Zora Liu today to find out more about securing this rare opportunity!

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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

Property ID	B344F4R
Property Type	Townhouse
Including	Air Conditioning Toilets (1) Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage

Hagen Chan 0466 603 703

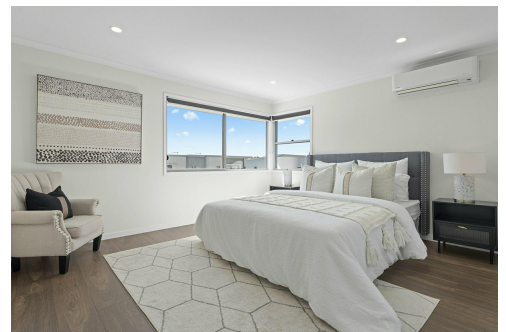
Agent with Zora Liu | hagenchan@ljhpp.com.au

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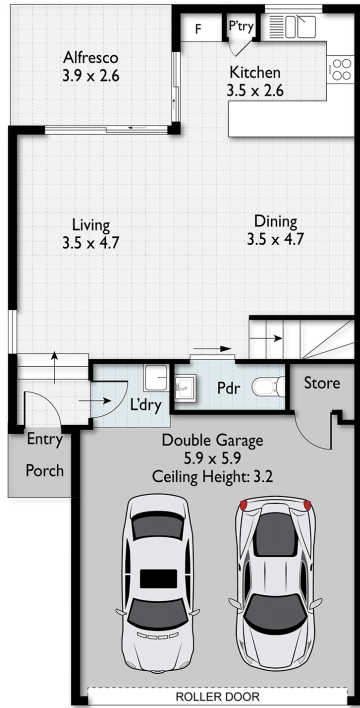
LJ Hooker Property Partners 07 3344 0288

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

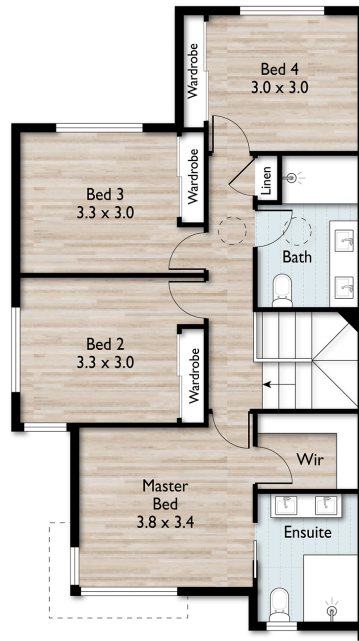


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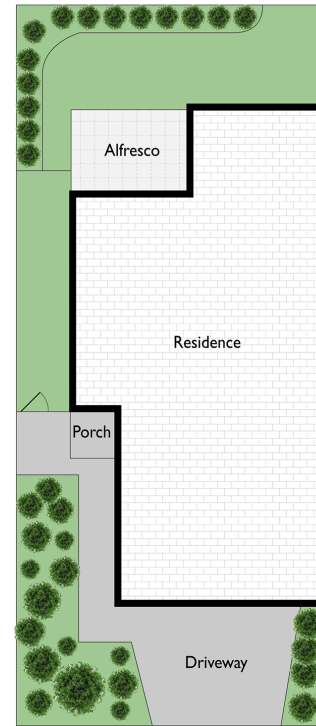
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Ground Floor
2.6m Ceiling



First Floor



Site Plan

4 2.5 2 177sqm



Scale in meters. Indicative only. Dimensions are approximate.
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