







9/34 Brandon Road, Runcorn

SOLD BY THE FLORENTZOS TEAM

Freshly updated and wonderfully easy to live in, this spacious three-bedroom townhouse combines secure complex living with exceptional everyday convenience. Set across two well-planned levels with generous interiors, a private courtyard and access to a complex pool and BBQ area, it offers an appealing lifestyle in a premier Runcorn location.

Top 5 Features at a Glance:
1. Secure gated complex: walk to buses, local shops and parkland, with rail, schools and major shopping hubs just minutes away.
2. Recently refreshed with brand-new fans, cooktop, rangehood and dishwasher, new bathroom vanities and fresh paint throughout.
3. Open living and dining zone positioned alongside the neat, practical kitchen.
4. Rear paved and covered patio opening to a spacious, low-maintenance courtyard and garden.
5. Sparkling complex pool and BBQ area for relaxed weekends and easy entertaining.

Bright, comfortable and freshly presented, this sunlit townhouse is designed around easy everyday living. The ground floor brings

3 2 2

FOR SALE
Under Contract - $760,000

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Interested parties must rely solely on their own enquiries.

LJ Hooker

together a spacious open living and dining zone, creating plenty of room to relax, gather or entertain, while air conditioning and new ceiling fans add welcome year-round comfort.

Sitting alongside the living spaces, the neat kitchen keeps everything close at hand and benefits from a suite of brand-new updates, including the cooktop, rangehood and dishwasher. Fresh paint throughout further lifts the interiors, creating a clean and inviting backdrop ready for its next owners.

Step outside and there's even more space to enjoy. The rear paved patio provides a covered spot for alfresco meals, weekend catch-ups or a quiet morning coffee, while the generous courtyard and low-maintenance gardens offer welcome outdoor breathing room without the upkeep.

Upstairs, all three bedrooms are privately positioned away from the main living areas. The master enjoys its own ensuite, while the additional bedrooms are serviced by the main bathroom, complete with separate bath and shower. New bathroom vanities add a fresh touch, and a third toilet downstairs brings extra practicality to the two-level layout.

Residents of Sunnybank Terraces also have access to the complex pool and BBQ area, adding an easy leisure option without the maintenance at home. The secure gated setting completes the package, offering an appealing combination of privacy, convenience and shared holiday-style amenities.

Positioned right in the centre of everything Runcorn has to offer, it's a location that keeps daily errands, school runs, transport and weekend plans all comfortably within reach:

- 240m walk to the nearest bus stop
- 270m walk to Gowan Village
- 950m to Williams Park
- 5min walk to Runcorn Tavern
- 10min walk to Penarth Street Park
- 15min walk to Runcorn Train Station
- 2min drive to Runcorn Heights State School
- 3min drive to Pinelands Plaza
- 6min drive to Runcorn State High School
- Quick drive to Sunnybank Hills Shoppingtown, Calamvale Central & Market Square

Freshly updated, spacious and superbly positioned, this is a beautiful easy-care townhouse with plenty to offer. Don't miss your chance to secure - contact Peter Florentzos or Kathy Lu today.

AEAF Investments Pty Ltd T/A Peter Florentzos Properties with Sunnybank Districts P/L T/A LJ Hooker Property Partners ABN 50 133 677 319 / 21 107 068 020

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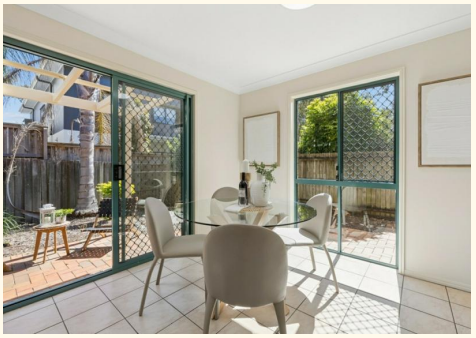
MORE DETAILS

Property ID	B591F4R
Property Type	Townhouse
Land Area	215 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Pool
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage











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GROUND FLOOR



FIRST FLOOR

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