



9/91 Gumtree Street, Runcorn

4 2 2

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

Set within a secure, beautifully maintained complex, 9/91 Gumtree Street offers a rare combination of modern style and stand-out privacy. As a coveted end-unit with a peaceful bush outlook and no passing neighbours, this spacious townhouse delivers a level of tranquility seldom found in complex living.

Built in 2019 and meticulously maintained by owner-occupiers since new, the home has been recently refreshed with new internal paint and brand-new artificial lawn. Whether you are a growing family, a busy professional, or a savvy investor, this "7-year-young" property is move-in ready with nothing left to do.

Highlights:

- Recently refreshed with new internal paint and brand-new artificial lawn, this end-unit has strong appeal for both owner-occupiers and investors, with excellent rental potential
- Spacious four-bedroom townhouse with laminated timber flooring upstairs, ideal for durability and low upkeep
- Bright open-plan living and dining area connecting to a practical

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**

- contemporary kitchen with Bosch kitchen appliances and a well-designed, easy-to-maintain layout
- Highly sought full-size double lock-up garage with excellent storage, paired with additional driveway parking for visitors or extra vehicles
- Quiet, community-minded complex with low body corporate fees, and 24hr security camera system for peace of mind
- Walking distance to City Rocket bus services, and childhood centres; easy access to schools, shops, parks, busses, trains, and major roads

Enjoy the convenience of being moments from everyday essentials while still coming home to a calm, family-friendly setting that feels tucked away.

- 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

Step inside to a welcoming ground level where the living and dining areas connect seamlessly, creating a social hub that suits both relaxed family time and entertaining. The kitchen sits at the heart of it all, equipped with quality Bosch appliances and a well-designed, easy-to-maintain layout.

Open the doors to your own private outdoor retreat with a generous alfresco patio setting the scene for barbecues and evening catch-ups. Meanwhile, the fully fenced courtyard provides a neat green outlook thanks to a brand-new artificial turf, so you can enjoy the feel of a backyard without the maintenance.

Upstairs, the home transitions to durable and stylish laminated timber flooring, ideal for durability and low upkeep. Four well-proportioned bedrooms offer flexibility for families, guests, or a dedicated home office, all complete with their own air conditioning for year-round comfort. The master suite is thoughtfully positioned and includes a walk-in robe and ensuite. The remaining bedrooms are serviced by a central bathroom, ideal for growing households.

With a rare full-size double garage, additional storage, and everyday comforts throughout, this is a home that makes life simple, stylish, and superbly connected.

To arrange your inspection or request further information, contact Hagen Chan, Alan Gu, or Zora Liu today.

MORE DETAILS

Property ID B3WWF4R
Property Type Townhouse
Including
Ensuite
Air Conditioning
Toilets (1)
Dishwasher
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage



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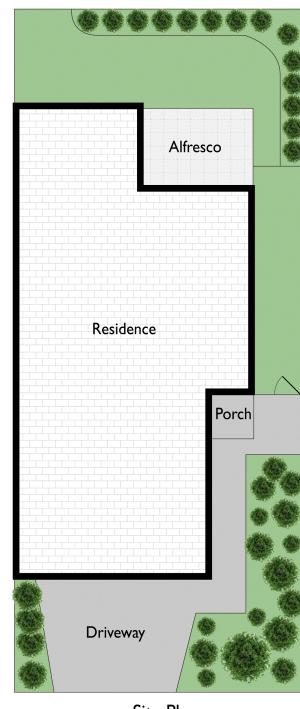
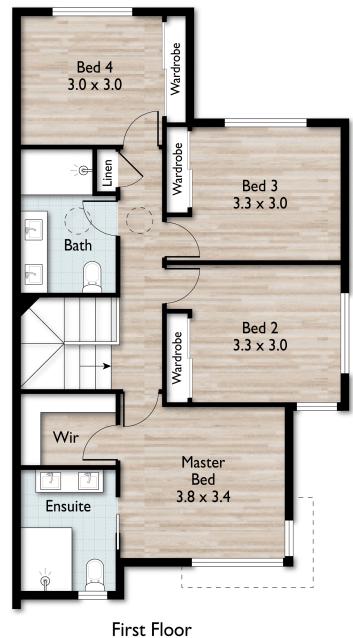
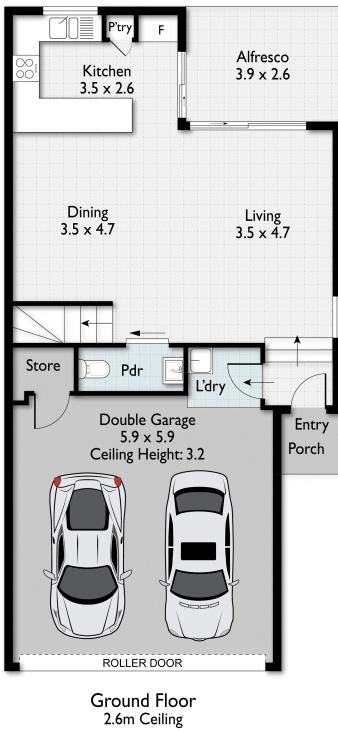
Agent with Zora Liu | alangu@jhsbh.com.au

LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109

propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au





4 2.5 2 177sqm

Scale in meters. Indicative only. Dimensions are approximate.
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