



9/438 Compton Road, Stretton

Everyday Luxury in Stretton: Soaring Ceilings, Solar Power & Courtyard Ease

Refined, generous and thoughtfully finished, Residence Nine brings together everything a growing family looks for in a single address. Four bedrooms and a family bathroom occupy the upper level, a versatile study sits beside the entry, and open-plan living flows beneath soaring 2.7 metre ceilings to a covered patio and private landscaped courtyard.

Top 5 Features at a Glance:

1. Four generous bedrooms upstairs plus a dedicated ground-floor study, media room or guest space, giving families a rare fifth room to work with.
2. Soaring 2.7 metre ceilings across both levels, with ducted air conditioning throughout and a solar panel system.
3. Contemporary kitchen with stone benchtops, marble-look splashback, two-tone cabinetry and dishwasher, opening straight to the courtyard.
4. Covered outdoor entertaining area and a fully fenced, established landscaped courtyard for genuine indoor to outdoor living.
5. Parkland and bus stop a minute from the gate, local shops and

4 2 2

FOR SALE

Offers Between \$900,000 - \$950,000

VIEW

Sat 3rd Oct @ 11:00AM - 11:30AM

AGENTS

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

Leah Li
0466 999 258
leahli@ljhpp.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288

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cafes roughly a five-minute walk, and Sunnybank Hills Shoppingtown, local schools, and transport links within a short drive.

The ground floor unfolds with easy, open generosity. Large-format tiles carry light from the entry to the courtyard doors, a designer feature wall lends warmth behind the lounge, and soft LED downlighting keeps the level glowing long after sunset.

The gourmet kitchen anchors it beautifully with stone benchtops, a marble-look splashback, elegant two-tone cabinetry, a stainless-steel oven, electric cooktop and dishwasher.

Sliding doors open to a courtyard that is quietly indulgent. Fully fenced and framed by established tropical planting, the covered patio was made for slow Sunday lunches, morning coffee in the shade and an unhurried glass of wine once the house has gone still.

Upstairs, four carpeted bedrooms gather, each with built-in wardrobes and ceiling fans, the main bedroom enjoying the seclusion of its own ensuite. The family bathroom is a small luxury in itself, with floor-to-ceiling tiling, a deep bath and a sleek contemporary vanity.

Back at ground level, that flexible fifth room by the entry is one of the home's cleverest touches, serving equally well as a home office, media room or guest bedroom, with a powder room, internal laundry and remote-control garage completing the floor.

Nestled within the beautiful Stretton Residences and set conveniently close to all amenities including the bus stop and parklands a minute from the gate plus local shops, cafes and takeaway an easy five-minute stroll. Sunnybank Hills Shoppingtown handles the weekly shop in around five minutes by car, and Runcorn Heights State School, Runcorn State High School and quality childcare all fall close at hand, with Stretton State College campuses a short drive south. The Gateway Motorway is minutes away for a smooth run towards the city, the airport or the Gold Coast, Kuraby and Runcorn train stations are roughly eight minutes on, and the celebrated dining of Market Square and Sunnybank Plaza, along with Westfield Mount Gravatt, Griffith University and Queen Elizabeth II Jubilee Hospital, all sit within a comfortable twenty minutes. Karawatha Forest and its walking trails complete the picture, nearby for when you need an escape into nature.

Ducted air conditioning, solar power, screens throughout and round-the-clock camera surveillance across the complex complete the practical aspects. Contact Alan, Zora or Leah Li today to arrange your inspection.

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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 DETAILS

Property ID B58AF4R
Property Type Townhouse
Land Area 198 m2
Including Ensuite
Air Conditioning
Ducted Cooling
Ducted Heating
Toilets (3)
Dishwasher
Built-in-Robes
Solar Panels

Alan Gu 0430 376 232

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

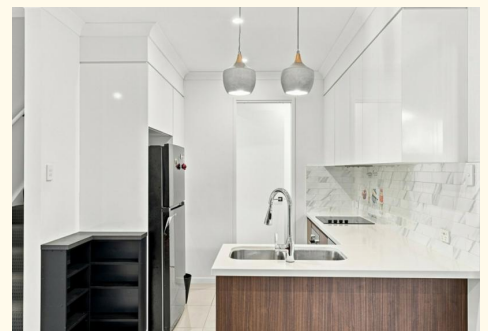
Leah Li 0466 999 258

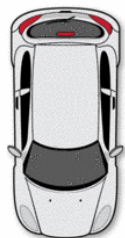
Sales Associate to Alan Gu | leahli@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

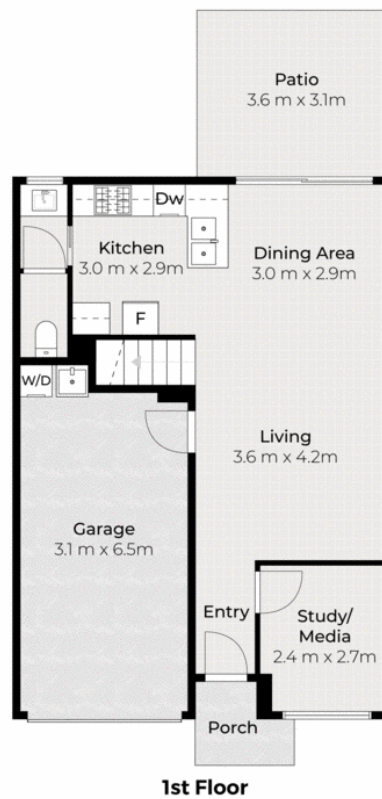
25 Pinelands Road, SUNNYBANK HILLS QLD 4109

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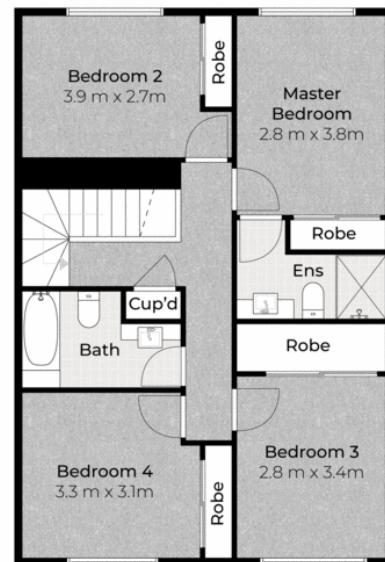




Carspace



1st Floor



2nd Floor

4 2 2 198sqm



Scale in meters. Indicative only. Dimensions are approximate.
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