

**1/91 Gumtree St, Runcorn, QLD, 4113**



**Townhouse For Sale**

Thursday, 1 August 2024

1/91 Gumtree St, Runcorn, QLD, 4113

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## Live a tranquil townhouse lifestyle among the gum trees

Nestled beside leafy bushland and boasting 4 generous bedrooms upstairs and a light-filled combined lounge/dining room below, this family-size double-storey townhouse in Gumtree Parks will be a welcome sight for web-weary eyes.

### Highlights:

- 6 years young with a contemporary interior fit-out and sleek lined facade
- Luxe large format floor tiles through lower living areas and hybrid floors in upper beds
- Split system A/C in the living/dining + all 4 beds
- Full height tiling & trendy floating vanities in the master ensuite & main upstairs bathroom
- Remote double garage with recessed laundry, storeroom + extra parking on the front drive

Entering either off the front porch or via the laundry that sits in a nook at the back of the double garage, this townhouse welcomes you from the get-go with marble-patterned tiled flooring across the light-filled open-plan lounge and dining room. Air-conditioned, this busy living space is next to a stylish kitchen - with both areas opening through sliders onto a covered patio overlooking a fully fenced private garden with an idyllic north-facing aspect.

The kitchen is a winner in form and functionality. There's ample room to move about in the depths of a big cook-up, and the deep nutmeg-like hue of the cabinetry finishes provide a lovely contrast against the lightly toned bench tops and overheads. On the appliance front, there's a great gas cooktop, oven below, and a timesaving dishwasher beside the dual sink.

Servicing the lower level is a self-contained powder room, discreetly located behind a slider at the base of a carpeted staircase winding to the first floor.

Carpet makes way for gorgeously toned hybrid timber floors from the upstairs landing into the 4 bedrooms, all of which have their own A/C units for personalised climate control. Three rooms have built-in robes and share a big main bathroom with stylish twin basins in a floating vanity, while the master has a spacious walk-in robe and a private ensuite - every bit as elegant and well-appointed as the main bath.

Little extras include the handy external pedestrian access from the front to the back yard via a side gate off the entry porch, the storeroom at the back of the double garage, and all that extra off-street parking space on the driveway.

This is a terrific family location with several parks less than 1km from the front door and a local ELC only a 5-minute stroll, 7 to bus stops along Persse Road, and 15 to Runcorn Heights State School. By car, Fruitgrove train station is 4 minutes away and 6 will get you to Runcorn State High, Sunnybank Hills Shoppingtown and Runcorn Plaza.

Townhouses this good are prize property picks. So, inspect fast and call Ana soon.

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