



Alexandra Hills, 49 Cochrane Street

SOLD BY JAMES AND GRAEME CARMICHAEL

Discover the perfect blend of comfort and convenience at 49 Cochrane Street, a delightful 4 bedroom, 2 bathroom residence nestled in the heart of Alexandra Hills. Designed for modern family living, this property boasts a range of features to enhance your lifestyle.

Property Highlights:

- Spacious Living —This well-appointed 4 bedroom, 2 bathroom home offers ample space for growing families.
- Energy Efficiency —Equipped with 20 solar panels, reducing energy costs and promoting sustainable living.
- Recent Upgrades —Freshly updated flooring and paint create a modern and welcoming interior.
- Air Conditioning —Stay comfortable year-round with a 7.5kW split system air conditioner in the living area and a 2.5kW unit in the master bedroom.
- Dual Side Access —Securely store compact toys, trailers, or even a small boat, adding



Disclaimer: 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.

4

2

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For Sale
FOR SALE

View
ljhooker.com.au/BSZ0F2S

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practicality to the property.

- NBN Connectivity —Connected via Hybrid Fibre Coaxial (HFC) for high-speed internet access.

Prime Location:

Positioned in a family-friendly suburb 49 Cochrane Street offers easy access to essential amenities:

Educational Facilities:

- Alexandra Hills State School —A well-regarded primary school with a strong academic reputation.
- Alexandra Hills State High School —A quality secondary school offering a range of programs.

Shopping and Dining:

- Alexandra Hills Shopping Centre —Supermarket, specialty shops, and dining options just minutes away.
- Capalaba & Cleveland Commercial Hubs —Extensive retail and dining experiences nearby.

Public Transport:

- Bus Services —Convenient routes connecting to surrounding suburbs and **Brisbane's CBD.

Recreational Areas:

- Local Parks and Trails —Numerous outdoor spaces for family activities and relaxation.
- Raby Bay Marina & Cleveland Markets —Enjoy waterfront dining and fresh local produce on weekends.

With 4 bedrooms, 2 bathrooms and a prime location, 49 Cochrane Street is a fantastic opportunity for families seeking a stylish and well-connected home. Don't miss your chance to make this charming residence your own!

Additional Information:

* Owner Occupied

* Rates: Approx. \$965 per quarter

* Rental Appraisal: \$670 per week

* NBN Ready

Note: The images portraying the property may have been altered to include digital staging to present to the buyer the possible appeal of the property through furniture purchases.

This property is being sold without a price and therefore a price guide cannot be provided.

The website may have filtered the property into a price bracket for website functionality purposes only.



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More About this Property

Property ID	BSZ0F2S
Property Type	House
House Size	121 m2
Land Area	658 m2
Including	Air Conditioning

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