

Moorooka, 26/85 Muriel Avenue

SOLD BY BROCK WARD!

Huge Floor Plan With Rear Courtyard – House Sized Townhouse

Nestled in the thriving suburb of Moorooka, this townhouse offers a location that effortlessly combines convenience and lifestyle. With only 2km from Moorooka train station, a mere 13.5km from Brisbane CBD and a 5-minute drive to main street Moorooka. The nearby shopping precinct boasts a Woolworths, cafes, and specialty stores. Plus, for outdoor enthusiasts, parks and recreational areas such as the Toohey Forest are just a short drive away, providing ample opportunities for relaxation and leisure. This is the ideal setting to embrace the vibrant Moorooka community while enjoying easy access to all amenities.

Positioned at the rear of the complex, this spacious townhouse offers a superb internal layout that caters to modern living. As you step inside, the light-filled and



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SOLD

3

2

2

For Sale

Please Call

View

ljhooker.com.au/13NYH31

Contact

Brock Ward

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**LJ Hooker Annerley | Yeronga |
Salisbury
(07) 3848 7369**

open living and dining area welcome you. This seamlessly transitions through the kitchen, complete with an island bench, ample storage, and brand-new dishwasher and oven, into the expansive courtyard at the rear. The entire property is beautifully tiled throughout, ensuring easy maintenance and a contemporary feel. Brand new split system air-conditioners and a new hot water system has been installed throughout the residence.

The lower level presents a large garage with updated flooring and floating shelves, providing not only secure parking for a family car but also additional space for a motorbike or storage needs. A handy toilet is conveniently located in the laundry on this level, enhancing practicality.

Venturing upstairs, you'll discover three spacious bedrooms, each equipped with built-in robes. The main bathroom on this upper level is impressively spacious, making it perfect for even the largest of families. Additionally, a parent's retreat-style veranda off the main bedroom offers an ideal spot to unwind before retiring for the night. This townhouse combines modern design with functionality, ensuring comfortable living for all.

This fantastic property is part of a gated community that offers resort-style living with a beautiful pool and BBQ area, allowing you to relax and entertain in style without leaving the comfort of your neighborhood. Security and peace of mind are paramount within this exclusive complex, providing a secure environment for you and your loved ones.

26/85 Muriel Avenue, Moorooka, offers an unbeatable combination of location, modern design, and resort-style living. With its convenient proximity to amenities, spacious interior, and secure complex, it's an opportunity that's bound to be in high demand. Don't miss out; this property will be sold quickly. Contact your selling agent, Brock Ward, today to secure your inspection today.

More About this Property

Property ID	13NYH31
Property Type	Townhouse
Land Area	216 m²

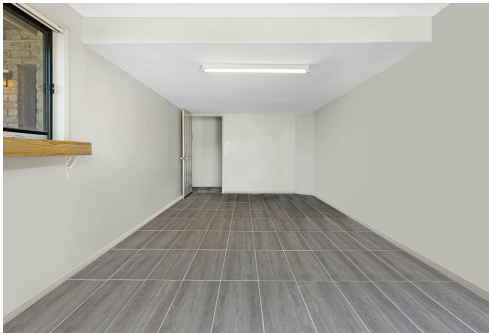
Brock Ward

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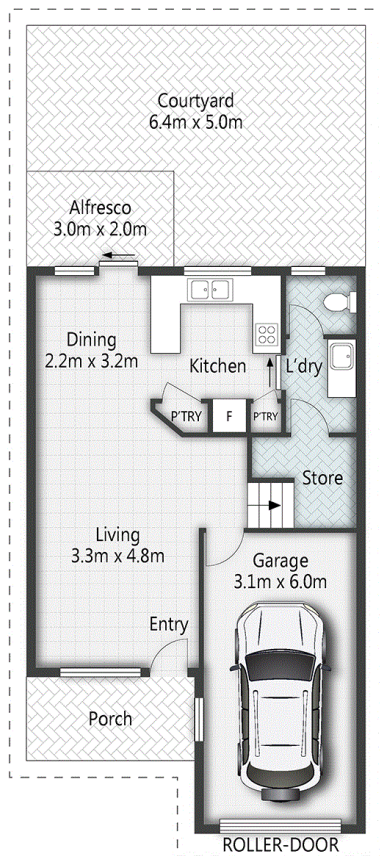
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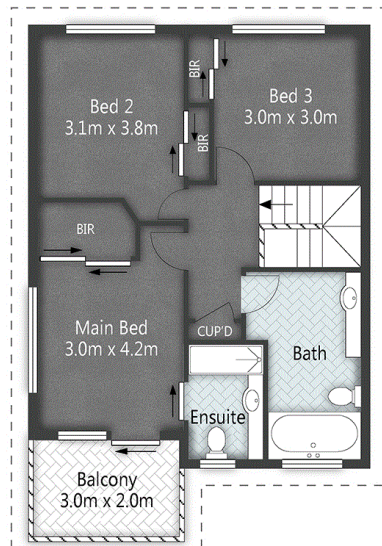


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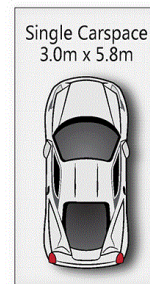
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GROUND FLOOR



FIRST FLOOR



(Not In Position)



26/85 Muriel Avenue **MOOROOKA**

3 | 2 | 2 | 156m²

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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