

Murarrie, 1 Marie Street

Unique Lowset Home 9km* From The CBD

3D TOUR: <https://my.matterport.com/show/?m=Zet9Z5Ce8DX>

Located in one of Brisbane's emerging neighbourhoods, 1 Marie Street, Murarrie boasts a prime location blending convenience, affordability, and growth potential. With a spacious 512m2 block, it's move-in ready today and offers ample opportunities for future value appreciation.

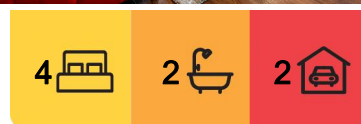
The residence provides a variety of lifestyle possibilities, boasting an elegant living area and an open-plan dining space that seamlessly flows onto the outdoor covered patio. With practicality and generous proportions, it offers functional living and entertaining areas, ensuring comfort and enjoyment throughout the year.

Property Features:

Four bedrooms, all with ducted A/C and built ins



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.



For Sale
FOR SALE

View
ljhooker.com.au/TFUGVB

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LJ Hooker Cannon Hill
(07) 3906 1366

Master complete with walk-in-robe and large ensuite
Open plan dining, lounge and kitchen
Separate media room upon entry
Double lock up garage with internal access
Work from home study space
512sqm block
Large ally kitchen with stone benchtops, induction cooking & butlers pantry
Separate laundry
Main bathroom with bath and shower
Ducted A/C throughout
Covered patio
Built 2012

Rates & Return:

Council Rates: \$455.55 per quarter*

Rental Return: \$800.00 - \$850.00 per week*

Location:

8-9km* to Brisbane CBD

Walk to bus stops on Creek Rd or Edge St

6* minute walk to Murarrie Train Station

6* minute walk to local cafE - Sonny's

2-3* minute drive to local shops

Local shops include: Woolworths, Coles, Kmart, TK Maxx, Bunnings, Rebel Sport + more

Local restaurants include: Brewdog Murarrie, Satay Ria, The Yiros Shop, Sushi Edo,

Grill'd, Korean BBQ + more

Local schools include: Murarrie S/S, Balmoral State High, Cannon Hill Anglican College

(CHACH), St Oliver Plunkett + more

Walk to recently upgrades Murarrie Recreation Ground

15* minute drive to popular Wynnum/Manly bayside

2* minute drive to Gateway Motorway to go north or south

Contact Team Hansom | #1 Team Murarrie

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More About this Property

Property ID	TFUGVB
Property Type	House
Land Area	512 m2
Including	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

Deanne Hansom 0403 066 191

Principal & Licensee | cannonhill@ljhch.com.au

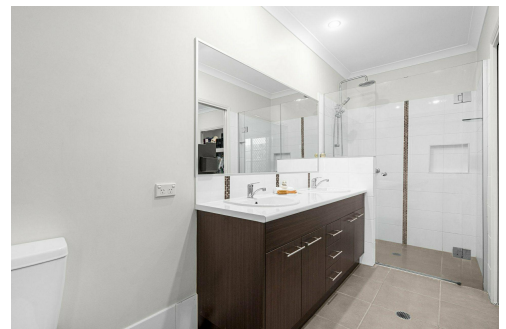
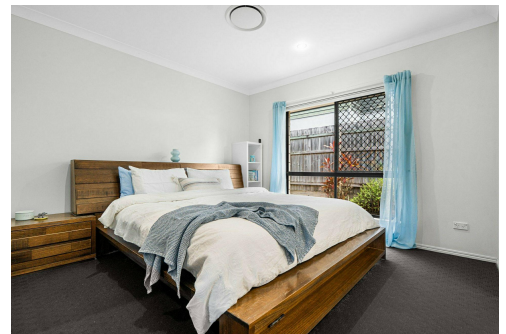
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