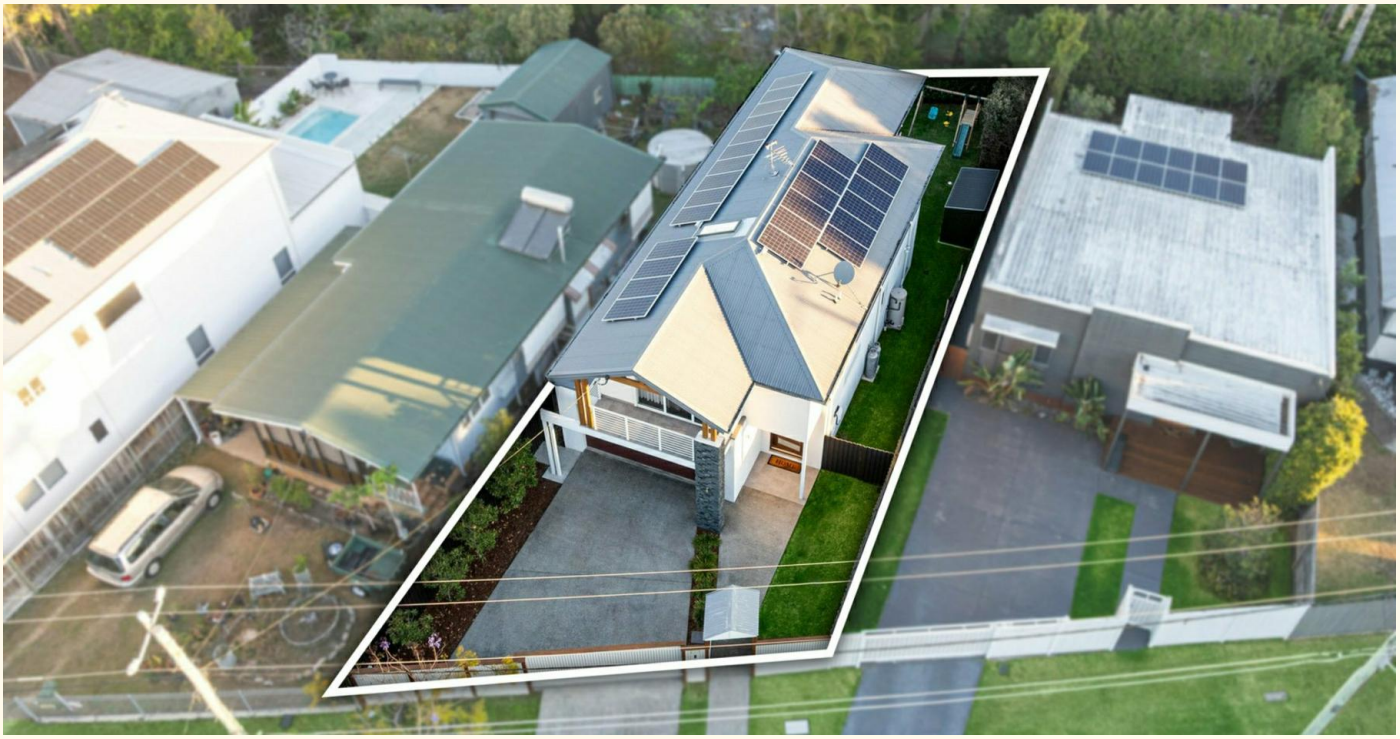







101 Ives Street, Murarrie

ELEVATED FAMILY LIVING WITH AN OUTLOOK TO MATCH

3D Tour: https://my.matterport.com/show/?m=1sgPFYcHbAm

Welcome to this beautifully positioned Ives Street residence, where contemporary family living meets an elevated outlook and a sense of space that is immediately apparent from the moment you arrive. Built in 2019 and thoughtfully designed for modern living, this is a home that needs to be seen to truly appreciate everything it has to offer.

Set on a 408sqm block, the home delivers a considered balance of low maintenance living, generous accommodation and versatile spaces for the whole family. With its elevated position, beautiful outlook and modern construction, this is a property that offers the comfort of a move in ready home while providing the space, separation and functionality today/u8217?s families are looking for.

Property Features:
4 generous bedrooms, 2 upstairs & 2 down
408sqm block, fully fenced
Set on the highest street in 4172
Room for a pool
Double lock up garage with 2 off-street spaces secured by gate

4 3 2

FOR SALE
Offers Over $1,749,000

VIEW
By Appointment

AGENTS

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AGENCY

LJ Hooker Cannon Hill
(07) 3906 1366

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

Downstairs:
Entry foyer
2 generous bedrooms both with built-ins, ceiling fans & A/C
Second living space
Covered outdoor patio
Laundry
3rd bathroom with bath, shower & separate toilet
Garage with internal access

Upstairs:
Open plan kitchen living and dining with A/C
Elevated prime Ives St outlook
Kitchen with stone benchtops, gas cooking, dishwasher & ample cupboard space
Covered outdoor entertaining with a lush outlook
3rd bedroom with built-ins, ceiling fan & A/C
Master retreat - complete with ensuite, walk-in-robe & balcony
Second bathroom

Extra/u8217?s:
Solar
6 x split A/C
Plumbing for fridge
Garden shed
Secure electric gate

Rates, Fees & Returns:
Council Rates: $555.55 per quarter*
Rental Return: $1,000.00 - $1,150.00 per week*

Location:
- km to Brisbane CBD
- minute drive to Brisbane Airport
- minute drive to popular Oxford Street, Bulimba

Walk to local bus stops

- minute walk to Murarrie Train Station
- minute walk to local coffee shop /u8211? Sonnys

Local schools include: Murarrie S/S, Balmoral State High, Cannon Hill Anglican College, St Oliver Plunkett
Local shops include: Coles, Woolworths, Kmart, Rebel Sport, Bunnings + more

- minute drive to Westfield Carindale

Local restaurants include: Korean BBQ, Little Red Dumping, Grill/u8217?d, Sushi Edo, Brewdog Murarrie, Rivermakers + more
East Village construction now underway

- minute walk to recently upgrade Murarrie Recreational Reserve

Contact Team Hansom
Deanne Hansom | 0403 066 191
Ashleigh Hansom | 0448 742 538

- = Approximate

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MORE DETAILS

Property ID	TWNGVB
Property Type	House
Land Area	408 m2
Including	Ensuite
	Air Conditioning
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

Deanne Hansom 0403 066 191
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