



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'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 Closing 29th Oct - if not prior

VIEW

Thu 8th Oct @ 5:00PM - 5:30PM

AGENTS

Deanne Hansom
0403 066 191
cannonhill@ljhch.com.au

Ashleigh Hansom
0448 742 538
ahansom@ljhch.com.au

AGENCY

LJ Hooker Cannon Hill
(07) 3906 1366

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.



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'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 & 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'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

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

Principal & Licensee | cannonhill@ljhch.com.au

Ashleigh Hansom 0448 742 538

Co-Agent to Team Hansom | ahansom@ljhch.com.au

LJ Hooker Cannon Hill (07) 3906 1366

1878 Creek Road, CANNON HILL QLD 4170

cannonhill.ljhooker.com.au | cannonhill@ljhch.com.au

