

Murarie, 11 Kyoomba Street

Charming Family Home in Murarie – Space, Comfort & Potential!

3D TOUR: <https://my.matterport.com/show/?m=rrm3usHq1er>

Beautifully updated and exuding charm, 11 Kyoomba Street, Murarie presents an exciting opportunity to buy in one of Brisbane's fastest-growing suburbs. Occupying a 546sqm allotment and instantly livable, this residence is perfect for young couples or families looking to enter this sought-after location in style. It also appeals to downsizers who still want the space and feel of a standalone home, as well as investors seeking a solid return.

Adding to the home's versatility is the self-contained studio downstairs, featuring two non-legal height rooms, a kitchenette, a rumpus area, a bathroom, and air conditioning. With direct access to the rear deck, it offers privacy and flexibility—ideal for a home office, business setup, self contained studio, additional rental income, or a teenager's retreat.



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
Best Offers Closing 22nd April - if not prior

View
ljhooker.com.au/TGXGVB

Contact
Deanne Hansom
0403 066 191
cannonhill@ljhch.com.au
Ashleigh Hansom
0448 742 538
ahansom@ljhch.com.au

LJ Hooker Cannon Hill
(07) 3906 1366

Renovated 1970s homes have become just as desirable—if not more—than brand-new modern builds. Properties in this area are tightly held, especially those on generous land like this. Don't miss your chance!

Property Features:

Upstairs:

Three generous bedrooms, all with built-ins and ducted A/C
Large open plan kitchen, living & dining
Living flowing seamlessly onto the deck overlooking the rear yard
Roofline covered deck
Main bathroom with shower and bath
Rear stairs from deck to yard

Downstairs:

Non-legal height two rooms – study/ home office/ multi-purpose (2.2M*)
Large open plan rumpus 2.2M*
Kitchenette
Bathroom
Separate front and rear entry making it completely self contained
Laundry with internal and external access
Covered deck overlooking pool

Outside:

Covered pergola perfect for BBQ & entertaining
In ground pool
Yard space perfect for kids
2 lockup sheds - 1 large at rear, 1 small at side
2 double gate access to the yard

Extra:

Ducted A/C upstairs
Split A/C downstairs
Fully fenced
Single oversized carport

Fees & Returns:

Rental return: \$890.00 - \$950.00 per week
Council rates: \$444.72 per quarter

Location:

Walk to local park and playground
Walk to train station and bus stop
15* minutes to Brisbane CBD
10* minutes to Brisbane Airport
10* minute drive to Brisbane Airport
12* minute drive to Westfield Carindale
5* minute drive to local shops: Woolworths, Coles, TK Maxx, Bunnings + more
4* minute drive to Brewdog
Local schools include: Murarrie S/S, Balmoral State High, Cannon Hill Anglican College, St



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Oliver Plunkett

10* minute walk to Murarrie Train Station

* = approx.

Contact Team Hansom

Deanne Hansom | 0403 066 191

Ashleigh Hansom | 0448 742 538

More About this Property

Property ID	TGXGVB
Property Type	House
Land Area	546 m2
Including	Study Air Conditioning Ducted Cooling Ducted Heating Pool Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

Deanne Hansom 0403 066 191

Principal & Licensee | cannonhill@ljhch.com.au

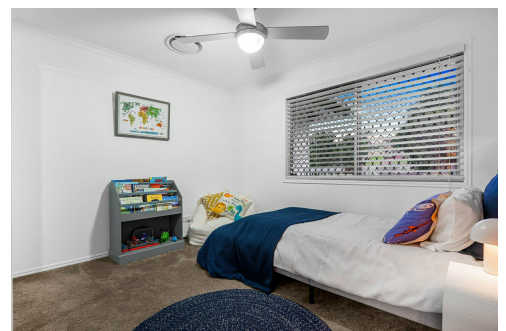
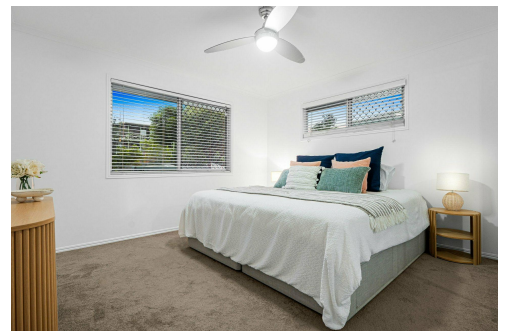
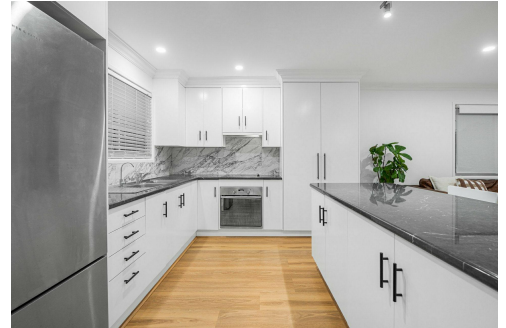
Ashleigh Hansom 0448 742 538

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

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1878 Creek Road, CANNON HILL QLD 4170

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



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