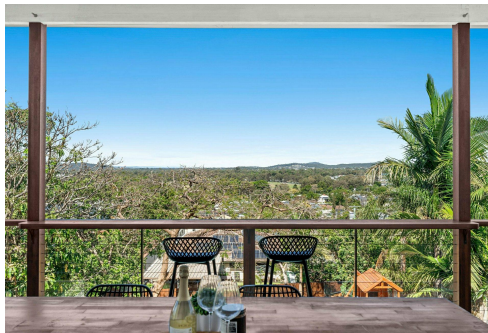
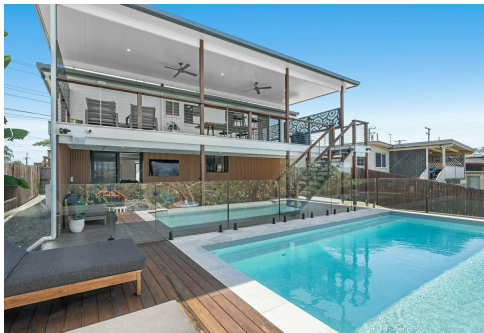




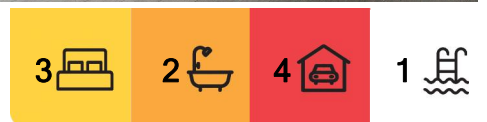
Murarrie, 123 Ives Street

KING OF THE HILL

With arguably the best outlook in 4172, 123 Ives Street is in a league of its own after undergoing a complete makeover, leaving no stone unturned. Originally built in 1970, this stunning home has been meticulously renovated by the current owners, ensuring it will impress from the moment you step through the front door.

Atop one of the suburb's highest points, this showstopper sits beautifully on its prized 607sqm elevated parcel, capturing a rich tapestry of Brisbane with epic panoramas that sweep across the leafy peaks of Murarrie and Cannon Hill; and looking out onto Mt Gravatt lookout.

Upon entering, you are greeted with a traditional entry foyer so ascend the stairs to the hub of the household. The owners have nailed the highly sought after 'Queenslander Dream' with thoughtful design integrating the indoor and outdoor living. The expansive double back deck, covering a total of 84 sqm* (42 sqm* each), forms the heart of the home, offering



For Sale
Offers Received..

View
ljhooker.com.au/TCAGVB

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



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.

LJ Hooker Cannon Hill
(07) 3906 1366

five-star entertaining and breathtaking views.

Property Features:

Downstairs:

1970's brick rendered build, completely renovated

Modern unique entry foyer with a full wall bank of cupboards & stairs ascending upstairs and into the multi-purpose living

Multi purpose room downstairs approx. 2.2m* with bar/kitchenette and split system A/C

Second bathroom – perfect for guests

Sliding glass doors leading out to alfresco entertaining area with LED downlights, TV connection and outdoor speakers

Concrete pool with waterfall edge – heated

Landscaped tiered yard – fully enclosed

Double lock up garage with internal access & side access to the yard and extra parking for the jet ski

Laundry area with benchtops at the back of the garage

Under stairs storage

Upstairs:

Open plan living, dining and kitchen – tiled throughout & ducted A/C upstairs

Modern kitchen with stone benchtops, breakfast bar, electric cooking & dishwasher

Glass sliding doors onto expansive 42sqm* deck with the best views in 4172 – stairs to downstairs and yard

Three generous bedrooms, all with built-ins, ceiling fans and ducted air-conditioning

Main bathroom with his & hers basin, double shower head and separate toilet – floor to ceiling tiling

Renovated front sunroom

Property Extra's:

607sqm block

Front entry gate

11KW solar system

Ajax alarm perimeter system and camera system

Heated pool

Outdoor speakers

Automated lighting via Clipsal Wiser

Ducted A/C upstairs, zoned

Split A/C downstairs

Rates & Returns:

Council Rates Approx: \$537.80 per quarter*

Estimated Rental Appraisal \$890.00 - \$940.00 per week*

Location:

8*km to Brisbane CBD

10* minute drive to Brisbane Airport

7* minute drive to popular Oxford Street, Bulimba

Walk to local bus stops

3* minute walk to Murarrie Train Station



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3* 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

12* minute drive to Westfield Carindale

+ more

Contact Team Hansom

Deanne Hansom | 0403 066 191

Ashleigh Hansom | 0448 742 538

* = Approximate

More About this Property

Property ID	TCAGVB
Property Type	House
Land Area	607 m ²
Including	Study Air Conditioning Ducted Cooling Ducted Heating Alarm Pool Balcony Deck Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

Deanne Hansom 0403 066 191

Principal & Licensee | cannonhill@ljhch.com.au

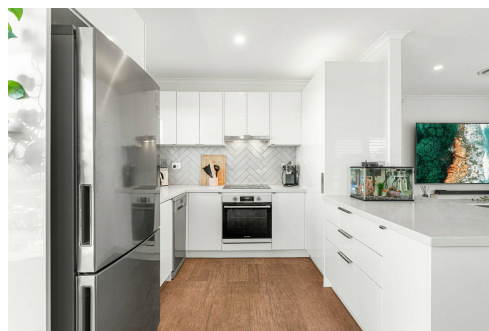
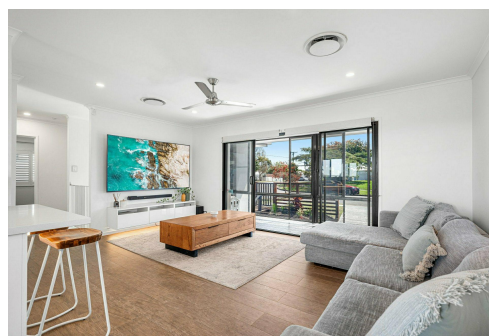
Ashleigh Hansom 0448 742 538

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



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