



15 Wareela Street, Murarrie

## Room to Live, Space to Grow

Experience a new dimension in family living at 15 Wareela Street, Murarrie. Positioned in a blue-chip pocket just 10km from the Brisbane CBD, this impressive residence spans 242sqm across a spacious double-storey design, delivering the perfect balance of privacy, comfort and convenience.

Showcasing strong street appeal and filled with natural light, the home offers an abundance of internal and external living spaces, making it ideally suited to large or growing families. Nestled in a peaceful yet highly connected location, you'll enjoy easy access to local schools, shops, public transport and everyday amenities, while modern finishes and thoughtful design create a welcoming setting for effortless family living.

### Property Details:

Built in 2013

425sqm block, fully fenced




4 bedrooms, 2.5 bathrooms, 2 car garage

Open plan kitchen, dining & living

Modern kitchen with stone benchtops, 900mm gas cooking, butlers pantry & breakfast bar

Split air-conditioning

Covered alfresco area overlooking yard

4  2  2 

### FOR SALE

Offers Closing 22nd June - if not prior

### VIEW

Sat 13th Jun @ 10:30AM - 11:00AM

### AGENTS

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### AGENCY

LJ Hooker Cannon Hill  
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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**

Yard with room for a pool  
 Master suite complete with both his & hers walk-in-robe plus large ensuite & morning deck  
 Main bathroom with shower + bath & separate toilet  
 Separate study/ media space  
 Double lock up garage generous in size  
 Separate laundry with side access

Council Rates: \$464.15 per quarter  
 Rental Return: \$945 - \$1,000 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 shops include: Woolworths, Coles, Kmart, TK Max, Bunnings, Rebel Sport + more
- 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  
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• = Approximate

## MORE DETAILS

Property ID	TUSGVB
Property Type	House
Land Area	425 m2
Including	Ensuite Study Air Conditioning Toilets (3) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

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