



Murarie, 17 Kyoomba Street

What The Market is Screaming For!

3D TOUR: <https://my.matterport.com/show/?m=qPaf5aZhXA3>

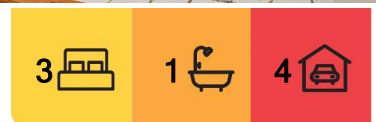
Ready, set go! The market is heating up and 17 Kyoomba Street is the perfect product to send buyers over the edge. Nestled within the thriving suburb of Murarie, this residence stands as a testament to refined updates and enduring charm. This property embodies opportunity in one of Brisbane's fastest-growing neighbourhoods.

Boasting a substantial 546sqm lot, this home is primed for immediate occupancy. It appeals to a diverse range of buyers - from young couples or families seeking a unique entry into this sought-after locale, to downsizers craving the comforts of a genuine home, dual living buyer/family, and investors eyeing a solid return.

Property Features:
Updated throughout



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
Price Guide Upon Request

View
ljhooker.com.au/TD7GVB

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

Three bedrooms, 1 bathroom with a separate toilet
Block out blinds on all three bedrooms & built-ins
Polished timber floors and ducted air-conditioning throughout
Gourmet kitchen with stone benchtops, electric cooking, plumbed fridge and breakfast bar
Bi-fold doors opening up to an expansive entertainers deck
Renovated bathroom with double shower head
Ample storage space
Manicured gardens, fully fenced
Double lock up garage with extra storage space
Side gate access
Security screens on windows throughout
8kw Solar System (Fronius inverter & Canadian Solar Pannels)
Mitsubishi Electric 12.5kW Reverse cycle inverter ducted air conditioning system /u8211?
4 Zones with temperature control
Tesla Gen 3 Wall Charger
Titan Garden Shed with epoxied floors
3x 4K Hikvision Security Cameras (No NVR)
6.38mm thick double glazed tinted windows
VIP System access control front door

Rental Return: \$720.00 - \$750.00 *

Council Rates: Approx. \$456.65 per quarter

Location:

15* minute drive to Brisbane CBD

8* minute drive to Oxford St, Bulimba

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 Oliver Plunkett

10* minute walk to Murarrie Train Station

Contact #1 Team Hansom

Deanne Hansom | 0403 066 191

Ashleigh Hansom | 0448 742 538

* = Approximate



LJ Hooker Cannon Hill
(07) 3906 1366

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.

More About this Property

Property ID	TD7GVB
Property Type	House
Land Area	546 m ²
Including	Air Conditioning Ducted Cooling Ducted Heating Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Solar Hot Water

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



LJ Hooker Cannon Hill
(07) 3906 1366

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.