



17 Severnlea Street, Murarrie

THE PERFECT FAMILY HOME

3D TOUR: <https://my.matterport.com/show/?m=pSLHdAbrz2R>

Welcome to 17 Severnlea Street, Murarrie - A property that truly needs to be seen to be fully appreciated. Offering generous space, versatile living options and features that go well beyond first impressions, an inspection is the only way to fully understand everything this home has to offer.

Set on a spacious 576sqm plot, this 1970-1980's home is move-in ready, with appeal for a large range of buyers, including first-time homeowners, young professionals, investors, and growing families.

Practicality hasn't been overlooked – room for extra vehicles, boats, or trailers, while a generous lockup garage with versatility to move vehicles around. This is a home designed to make the most of its location. Properties of this calibre on land this size in such a tightly held pocket are rare, so don't miss your chance.

Property Features:

Entry/Downstairs:

Second living area

2 rooms (one currently being used as an office and the other a guest

3 1 3

FOR SALE

Offers Closing 13th May - if not prior

VIEW

Thu 23rd Apr @ 6:00PM - 6:30PM

AGENTS

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AGENCY

LJ Hooker Cannon Hill
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Interested parties must rely solely on their own enquiries.

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bedroom)
Second bathroom (STCA)
Separate laundry with access to yard
Single lock up garage with workshop space
Covered patio

Upstairs:

Three bedrooms, 2 multipurpose rooms, 2 bathrooms (1 STCA)
Highset home with internal stairs
Undergone a full renovation since 2017
576sqm block fully fenced
Modern kitchen with stone benchtops, electric cooking, dishwasher and ample cupboard space
Hardwood timber floors throughout upper level
Open plan kitchen, living & dining
Living with electric fireplace, air-con & ceiling fan
Large covered entertaining deck with ceiling fans, shades and a window servery to the kitchen
Three bedrooms upstairs, all with air-conditioning and built ins
Main bathroom with shower & bath + separate toilet

Other:

Electric gate access
Carport on the RHS tall enough for a boat or caravan - 3.1m on the low side
Solar 6KW system
Water Tank - 3000L - plumbed to external taps
Security screens upstairs & downstairs
3 toilets
Workshop in garage
Room for a pool

- STCA – subject to council approval – renovations have been completed and the property has BA, the owners have not obtained to final form 21 on the BA and works carried out.

Rates & Fees:

Council Rates: \$512.50 per quarter*
Rental Return: \$950 - \$1,000 per week

Location:

- minute drive to Brisbane CBD
 - minute drive to Oxford St, Bulimba
 - minute drive to Brisbane Airport
 - minute drive to Westfield Carindale
 - minute drive to local shops: Woolworths, Coles, TK Maxx, Bunnings + more
 - minute drive to Brewdog
- Local schools include: Murarrie S/S, Balmoral State High, Cannon Hill Anglican College, St Oliver Plunkett + more
- minute walk to Murarrie Train Station
 - minute drive to under construction East
 - minute walk to recently upgraded Pikedale St park
 - minute drive to Gateway Motorway
 - minute drive to Wynnum/Manly

Contact #1 Team Hansom
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- = approx

MORE DETAILS

Property ID TTXGVB
Property Type House
Land Area 576 m2
Including Air Conditioning
Toilets (3)
Deck
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage
Solar Panels
Water Tank

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