



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 &ndash; 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 Over \$1.550M

**AGENTS**

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**AGENCY**

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We cannot guarantee or give any warranty about the information provided.  
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 &ndash; subject to council approval &ndash; 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

**Deanne Hansom 0403 066 191**

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