



Murarrie, 21 Edge Street

The Three C's – Charm, Convenience & Comfort

A tasteful combination of timeless charm and modern comfort, this three-bedroom character home invites you to secure a prime Murarrie address. Only 9km* to the CBD, this sensational property boasts traditional details, superb updates and has plenty of future growth and potential.

Inside, polished timber floors and a light-filled interior create a warm and inviting atmosphere, seamlessly combining classic charm with modern functionality. The heart of this home lies in its open-plan living and dining area. In addition to this, downstairs has been built in for the QLD needs – indoor/outdoor entertaining.

Property Features:

Three generous bedrooms

Open plan living creating the hub of the household

Renovated/ 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.

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For Sale
FOR SALE

View
By Appointment

Contact
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LJ Hooker Cannon Hill
(07) 3906 1366

Main bathroom with separate toilet
Separate laundry with stair access to the backyard
Generous kitchen with large bench space, electric cooking, storage and includes dishwasher
405sqm block, fenced
Single lock up garage
Built in MPR room connecting seamlessly to the lush gardens
Room for a potential pool

Rates and Return:

Council Rates: approx \$479.65 per quarter*
Rental Return: approx \$720.00 - \$760.00 per week*

Location:

9km* to Brisbane CBD
1-2* minute walk to Murarrie Train Station
Walk to local bus stops on Queensport Rd, Edge St & Railway Tce
1* minute walk to local cafe; & ndash; Sonnys
2-3* minute drive to local shops
Local shops include: Woolworths, Coles, Kmart, TK Maxx, Bunnings, Rebel Sport + more
2* minute walk to Murarrie Recreation Ground & ndash; recently upgraded
Local restaurants include: Brewdog Murarrie, Satay Ria, The Yiros Shop, Sushi Edo, Grill'd, Korean BBQ + more
Local schools include: Murarrie S/S, Balmoral State High, Cannon Hill Anglican College (CHACH), St Oliver Plunkett + more
Walk to recently upgrades Murarrie Recreation Ground
15* minute drive to popular Wynnum/Manly Bayside
2* minute drive to Gateway Motorway to go north or south

Contact Team Hansom | #1 Team Murarrie
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More About this Property

Property ID	TKFGVB
Property Type	House
Land Area	405 m2
Including	Air Conditioning Balcony Dishwasher Outdoor Entertaining Floorboards Workshop Secure Parking Fully Fenced

Deanne Hansom 0403 066 191

Principal & Licensee | cannonhill@ljhch.com.au

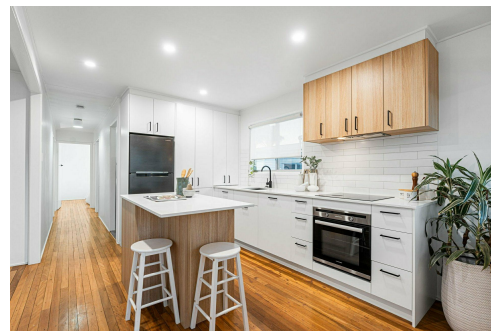
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