



22 Edge Street, Murarrie

## POLISH OR DEMOLISH

A rare offering in one of Brisbane's most up-and-coming suburbs, this two-bedroom character home is full of potential and offered to the market for the very first time in 19 years. Ideal for entry-level buyers, renovators, and families, this property sits on a 622sqm allotment and invites you to realize your own unique vision.

The choice is yours:

1. Breathe life back into this character home
2. Demolish and build your dream home
3. Land bank
4. Update and turn it into an investment

Property Features:

- 2 bedrooms
- 2 sunrooms
- Potential city views (STCA\*)
- Main bathroom with shower/bath combo
- Timber floors
- VJ walks
- High Ceilings
- Separate living, dining, and kitchen &ndash; prime for opening up
- Entry sunroom enclosed
- Fenced 622sqm sqm block

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### FOR SALE

Best Offers Closing 16th Sep - if not prior!

### AGENTS

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### AGENCY

LJ Hooker Cannon Hill  
(07) 3906 1366

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.



Ample storage space underneath  
Approx. 1930's build  
Rear shed/garage

**Rates, Fees & Returns:**

Currently leased until 27th November 2025 for \$565 per week  
Estimated future rental return: \$650 - \$670 per week \*\* pending updates  
Rates: Approx \$668.50 per quarter\*

**Location:**

- to Brisbane CBD
  - minutes to Brisbane Airport
  - minute walk to Murarrie Train Station
- Bus stops on your doorstep

- minute walk to recently upgraded Murarrie Recreational Reserve
  - minute drive to local shops
- Local shops include: Woolworths, Coles, Kmart, TK Maxx, Bunnings, Rebel Sport & more

- minute drive to Brewdog Murarrie
- minute drive to Oxford St Bulimba
- minute drive to Westfield Carindale

Local schools include: Murarrie S/S, Cannon Hill Anglican College, Balmoral State High, St Oliver Plunkett & more

- = approximate

STCA\* - subject to council approval

**Contact Team Hansom**

Deanne Hansom | 0403 066 191  
Ashleigh Hansom | 0448 742 538

**MORE DETAILS**

Property ID	TMAGVB
Property Type	House
Land Area	622 m2
Including	Study Floorboards

**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

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