



Murarrie, 25 Wareela Street

A PRODUCT IN HIGH DEMAND – BE QUICK

Situated in one of Brisbane's rapidly expanding areas, this property is in high demand, offering a convenient lifestyle right at your fingertips. Set on a spacious 607sqm plot, this 1980s home is move-in ready and caters to a range of buyers including first-time homeowners, young professionals, investors, and downsizers.

This property seamlessly combines traditional warmth and character with free-flowing spaces, creating an exceptional low-set family home. Ripe for renovation, add your personal touch and enjoy living just 10km from the CBD with potential for capital growth.

Property Features:

- * Lowset living built in the 1980's
- * Lounge with French doors to rear deck and air conditioning
- * Polished hardwood timber floors throughout
- * Three generous bedrooms all with built-ins and ceiling fans



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
\$1,100,000

View
ljhooker.com.au/T84GVB

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LJ Hooker Cannon Hill
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- * Two bedrooms with air-conditioning
- * Master with French doors opening onto the rear deck capturing the morning sun
- * Large covered entertainers deck overlooking the yard
- * Refreshed kitchen with electric cooking
- * Main bathroom with shower/bath combo + skylight
- * Separate toilet/ powder room with sink
- * Fenced 607sqm block
- * Rear two bay shed
- * 5kw solar
- * Single carport with drive through access to the rear yard
- * Garden shed at rear
- * Mix of security bars and screens on windows

Rates, Fees & Returns:

Estimated Rental Returns: \$650.00 per week - \$690.00 per week.

Location:

2* minute walk to Murarrie Train Station

1* minute walk to local bus stops

15* minute drive to Brisbane CBD

10* minute drive to Brisbane Airport

3* minute drive to local shops: Woolworths, Coles, Kmart, Bunnings, Rebel Sport + more

Local schools include: Murarrie S/S, Cannon Hill Anglican College (CHAC), Balmoral State High, St Oliver Plunkett

Walk to local cafe - Sonnys

Contact Team Hansom # Agent Murarrie 2024

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*= Approximate

More About this Property

Property ID	T84GVB
Property Type	House
Land Area	607 m²
Including	Air Conditioning Deck Floorboards Secure Parking Solar Panels

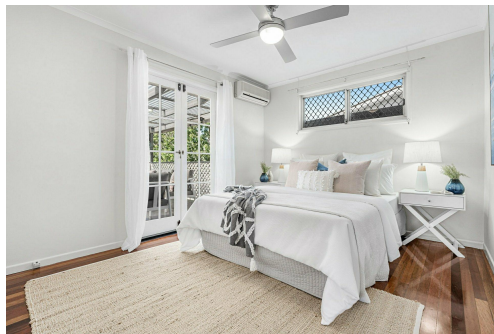
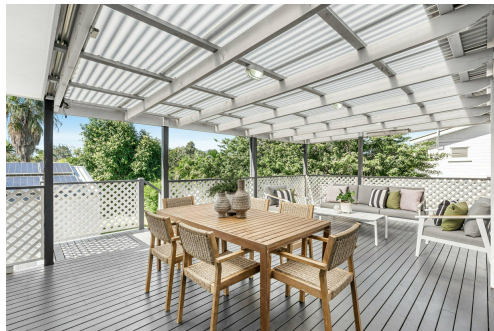
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