

26 Marie Street, Murarrie

# THE ONE THAT HAS IT ALL

Welcome to 26 Marie Street, Murarrie – a home that must be experienced in person to be truly appreciated. Behind its unassuming façade lies a surprisingly spacious and versatile residence, offering multiple living zones and practical features that extend far beyond first impressions. An inspection is the only way to fully appreciate everything this exceptional property has to offer.

Positioned on a generous 562sqm allotment, this well-maintained 1980s home is move-in ready and presents outstanding appeal to a wide range of buyers, including first home buyers, young professionals, investors and growing families seeking space, flexibility and convenience.

Practicality is at the heart of the design, with ample room for multiple vehicles, a boat, caravan or trailer. A secure lock-up garage is complemented by additional carports, providing excellent flexibility for parking, storage or hobbies. Combined with its sought-after location, this is a home that delivers both lifestyle and functionality.

Opportunities like this are becoming increasingly rare. With land of this size in such a tightly held pocket of Murarrie, 26 Marie Street represents exceptional value and a chance not to be missed.

3 2 4

**FOR SALE**
Offers Received....

**AGENTS**

Deanne Hansom
0403 066 191
cannonhill@ljhch.com.au

Ashleigh Hansom
0448 742 538
ahansom@ljhch.com.au

**AGENCY**

LJ Hooker Cannon Hill
(07) 3906 1366

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

Property details
Upper level:
City views
Open plan living, kitchen & dining with A/C
Polished hardwood timber floors throughout
Modern kitchen with stone benchtops, breakfast bar, induction cooking + dishwasher
Sliding door access to large entertainers deck 5x7mtr with pull down blinds, tv connections and rear yard access
3 large bedrooms with ceiling fans, and 2 with built-in robes
Modern bathroom with floor to ceiling tiles and double vanity

Lower level
Self-contained area – with kitchenette, bathroom, A/C and it's own entry
2 separate – tandem lockup garages with remote access, plus
Large 5x7mtr workshop room
Drive through (smaller vehicle or digger) access to the rear yard from the lower level
Laundry in the lower area

Other features;
6.6 kw Solar
Induction cooktop
Drop down shades on the rear deck
Pool plans approved – can be provided upon request
Rates & Fees:
Council rates: $487.65 per quarter*
Rental return: $870.00-$950.00 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
Deanne Hansom | 0403 066 191
Ashleigh Hansom | 0448 742 538

- = approx

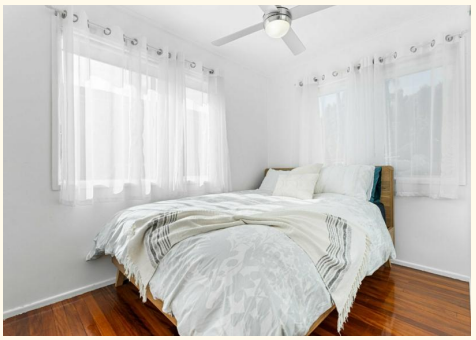
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## MORE DETAILS

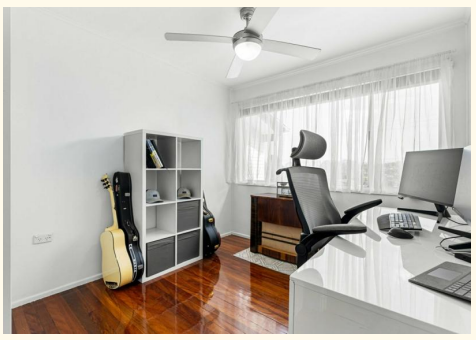
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|---|---|
| Property ID | TVCGVB |
| Property Type | House |
| House Size | 316 m2 |
| Land Area | 562 m2 |
| Including | Study |
| | Air Conditioning |
| | Deck |
| | Dishwasher |
| | Outdoor Entertaining |
| | Workshop |
| | Built-in-Robes |
| | Secure Parking |
| | Fully Fenced |
| | Remote Garage |











**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

**LJ Hooker Cannon Hill (07) 3906 1366**
1878 Creek Road, CANNON HILL QLD 4170
cannonhill.ljhooker.com.au | cannonhill@ljhch.com.au

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