



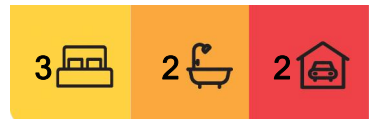
## Murarrie, 3 Glenniven Street

Spacious Family Living with Endless Potential in Murarrie!

Ready, set go! The market is heating up and 3 Glenniven Street is the perfect product to send buyers over the edge. Nestled within the thriving suburb of Murarrie, this residence stands as a testament to refined updates and enduring charm. This property embodies opportunity in one of Brisbane's fastest-growing neighbourhoods.

Boasting a substantial 650sqm lot, this home is primed for immediate occupancy. It appeals to a diverse range of buyers - from young couples or families seeking a unique entry into this sought-after locale, to downsizers craving the comforts of a genuine home, dual living buyer/family, and investors eyeing a solid return.

Renovated 1980s homes have become just as desirable, if not more than brand-new modern builds. Properties in this area are tightly held, especially those on generous land like this. Don't miss your chance!



**For Sale**

Best Offers Closing 18th Aug - if not prior

**View**

By Appointment

**Contact**

**Deanne Hansom**

0403 066 191

cannonhill@ljhch.com.au

**Ashleigh Hansom**

0448 742 538

ahansom@ljhch.com.au



**LJ Hooker Cannon Hill**  
**(07) 3906 1366**

**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.

Property Features:

Upstairs:

- Three generous bedrooms
- Large open plan kitchen, living & dining, air conditioned
- Timber floors throughout
- Updated kitchen with gas cooking, an abundance of storage; including dishwasher
- Main bathroom with bath, shower & separate toilet

Downstairs:

- Self-contained studio with bathroom
- Separate office area
- Laundry
- Separate front and rear entry

Other:

- Fully fenced 650sqm block, with extra side fencing
- Single lock up shed
- Double off street parking

Rental Return: \$750.00 - \$800.00 per week\*

Council Rates: \$631.10 per quarter\*

Please note: Previously rented. Last rental increase 05/07/2024.

Location:

- 15\* minute drive to Brisbane CBD
- 8\* minute drive to Oxford St, Bulimba
- 10\* minute drive to Brisbane Airport
- 12\* minute drive to Westfield Carindale
- 5\* minute drive to local shops: Woolworths, Coles, TK Maxx, Bunnings + more
- 4\* minute drive to Brewdog
- Local schools include: Murarrie S/S, Balmoral State High, Cannon Hill Anglican College, St Oliver Plunkett
- 10\* minute walk to Murarrie Train Station

Contact #1 Team Hansom

Deanne Hansom | 0403 066 191

Ashleigh Hansom | 0448 742 538

\* = Approximate



**LJ Hooker Cannon Hill**  
**(07) 3906 1366**

**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.

## More About this Property

<b>Property ID</b>	TKSGVB
<b>Property Type</b>	House
<b>Land Area</b>	650 m2
<b>Including</b>	Study Air Conditioning Dishwasher Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Deanne Hansom 0403 066 191**

Principal & Licensee | [cannonhill@ljhch.com.au](mailto:cannonhill@ljhch.com.au)

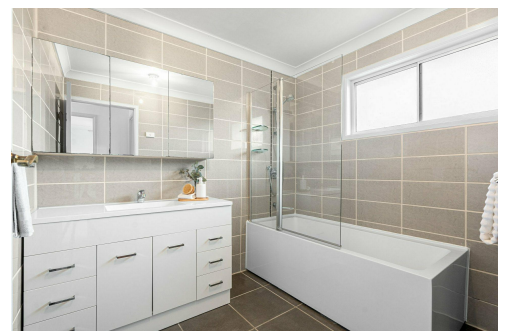
**Ashleigh Hansom 0448 742 538**

Co-Agent to Team Hansom | [ahansom@ljhch.com.au](mailto:ahansom@ljhch.com.au)

**LJ Hooker Cannon Hill (07) 3906 1366**

1878 Creek Road, CANNON HILL QLD 4170

[cannonhill.ljhooker.com.au](http://cannonhill.ljhooker.com.au) | [cannonhill@ljhch.com.au](mailto:cannonhill@ljhch.com.au)



**LJ Hooker Cannon Hill**  
**(07) 3906 1366**

**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.