







3 Graven Street, Murarrie

The Complete Family Package

Welcome to 3 Graven Street, Murarrie, a beautifully presented double-storey rendered brick residence nestled within the highly sought-after Park Hill Village. Offering the perfect blend of space, comfort and lifestyle, this is a home designed for modern family living.

Stepping inside, the lower level immediately impresses with its warmth, functionality and versatility. Freshly updated with new paint and hybrid flooring throughout, it features two generous living areas, providing plenty of space for both relaxed family living and effortless entertaining. At the heart of the home is a well-appointed kitchen, complete with ample storage and a practical breakfast bar, perfectly positioned to connect the indoor living spaces with the outdoor entertaining area.

However, the true centrepiece of the home lies beyond. Overlooking the sparkling in-ground pool and expansive entertaining area, this outdoor haven captures the essence of the Queensland lifestyle, a place where weekends are spent poolside, family gatherings come naturally, and memories are made year-round.

Upstairs is dedicated to rest and retreat, with four generously sized bedrooms thoughtfully designed for privacy. The master suite serves as a peaceful sanctuary, featuring a walk-in robe, ensuite, and its own

4 3 2

FOR SALE
Offers Over $1,599,000

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

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private balcony. The remaining three bedrooms all include built-in robes and are serviced by a well-appointed family bathroom.

This is an exceptional opportunity to secure a quality family home in a prime elevated location, offering space, style, and lifestyle in equal measure.

Property Features:
Built in 2001
4 bedrooms, 3 bathrooms, double lock up garage
360sqm block – fully fenced
223sqm floor plan
Updated since 2020
Open plan kitchen, living & dining
Modern kitchen with stone benchtops, breakfast bar, Westinghouse electric cooking, double drawer dishwasher + ample cupboard space
• conditioning in living, master, bed 2 & 3
Double garage with internal access
Mineral pool with outdoor lounge space
Master suite complete with walk-in-robe, ensuite and morning deck
Main bathroom with separate shower & bath
Outdoor covered entertaining
Shed

Rates, Fee's and Returns:
Council Rates: $423.65 per quarter*
Rental Return: $1,100 - $1,250 per week*

Location:
9km to Brisbane CBD
• minute drive to Cannon Hill Train Station
Walk to local parks within the estate
Walk to local dog park
Walk to bus stops
• minute drive to local shops
Local shops include: Woolworths, Coles, Kmart, TK Max, Bunnings, Rebel Sport + more

• minute drive to Westfield Carindale
• minute drive to Brisbane Airport
Local schools include: CHAC, Balmoral State High, St Oliver Plunkett, Murarrie S/S + more

Contact Team Hansom #1 Murarrie Agent 2026
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MORE DETAILS

Property ID	TV4GVB
Property Type	House
Land Area	360 m2
Including	Ensuite
	Air Conditioning
	Pool
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Remote Garage
	Solar Panels

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