



3 Kyoomba Street, Murarrie

## The Lowset You'll Love

Located in one of Brisbane's emerging neighbourhoods, 3 Kyoomba Street, Murarrie boasts a prime location blending convenience, affordability, and growth potential. Recently undergoing a freshen-up, it's move-in ready today and offers ample opportunities for future value appreciation.

The residence provides a variety of lifestyle possibilities, boasting two elegant living areas and an open-plan dining space that seamlessly flows onto the outdoor patio. With practicality and generous proportions, it offers functional living and entertaining areas, ensuring comfort and enjoyment throughout the year.

### Property Features:

- Three generous bedrooms, all with ceiling fans and air-conditioning
- Two bedrooms with built-ins
- Upgrade kitchen with electric cooking, serviced water filter tap, dishwasher and ample cupboard space
- Open plan living/dining
- Second living space/home office
- Covered outdoor patio
- Fully fenced yard with side fencing
- 551sqm block
- Modern bathroom with bath & shower + separate toilet

3 1 2

### FOR SALE

Offers Closing 4th December - if not prior

### AGENTS

Deanne Hansom  
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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.



Separate laundry with access to rear  
Shed at rear  
Double carport at front  
Security screens throughout

**Rates & Returns:**

Council rates: \$643.05 per quarter\*

Rental return: \$680.00 - \$720.00 per week\*

**Location:**

Walk to local park and playground

Walk to train station and bus stops

- minutes to Brisbane CBD
- minutes 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

- minute walk to Murarrie Train Station

- = approx.

Contact Team Hansom

Deanne Hansom | 0403 066 191

Ashleigh Hansom | 0448 742 538

**MORE DETAILS**

Property ID	TQ3GVB
Property Type	House
Land Area	551 m2
Including	Study Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

**Deanne Hansom 0403 066 191**

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

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