



Murarie, 33 Billungah Street

OPEN HOME CANCELLED - UNDER OFFER

Nestled in popular Murarie, this exceptional property presents a rare opportunity to acquire an 809sqm block only 15* minutes to Brisbane CBD. You can transform this residence into one of the area's most luxurious homes, subdivide the block to develop two high-end properties (STCA*), or create your dream family home.

Built in the 1970's, 33 Billungah Street is move-in ready and appeals to a range of buyers, including first-time homeowners, young professionals, developers, investors, and growing families.

The choice is yours:

1. Knock down & build your dream home
2. Develop - split and build
3. Land bank
4. Renovate & occupy



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.

SOLD

3

2

3

For Sale

Best Offers Closing 24th January - if not prior!

View

ljhooker.com.au/TEJGVB

Contact

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LJ Hooker Cannon Hill
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Property Features:

Upstairs:

Three generous bedrooms, two with built-ins, ceiling fans and air-conditioning
Open plan living, dining and kitchen – large for age of home
Air-conditioning in living
Add-on home office/study off the dining
Kitchen with ample bench space, dishwasher and electric cooking
Bathroom with shower and bath, separate toilet
Front yard recently renovated and enclosed – perfect for mum to watch bub play
Rear deck covered overlooking the leafy suburb

Downstairs:

Non-legal height multi-purpose room with bathroom – 1.9m* MPR & 2.1m* bathroom
Air-conditioning in MPR
Covered patio area
Separate pergola area – perfect for family BBQ's
Double lock up garage – remote
Single carport on RHS (looking from street)
Laundry in garage

Extra's:

Water tank
Solar
Fully fenced
Rental Return: \$710.00 - \$750.00 per week
Council Rates: \$552.50 per quarter

Developers Information:

Stormwater on LHS (from street) at front – refer to map
Sewerage at the very rear – refer to map
No registered easements
No character or demolition control
Single title
809sqm – approx. 20m* by 40m*

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

STCA = Subject to council approval

More About this Property

Property ID	TEJGVB
Property Type	House
Land Area	809 m2
Including	Study Air Conditioning Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank

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