



39 Emerald Street, Murarrie

## Refined Modern Residence In Park Hill Estate

3D TOUR - <https://my.matterport.com/show/?m=ohDTLcb45rw>

Set high within the exclusive Park Hill Estate, 39 Emerald Street, Murarrie represents a refined take on modern family living, elevated by captivating city and district views and a recent, comprehensive renovation that leaves nothing untouched. Spanning two thoughtfully designed levels, the home has been reimagined to deliver space, flow and sophistication in equal measure, perfectly aligned with the expectations of today's discerning buyers.

Designed for both everyday ease and elegant entertaining, the residence offers multiple living zones and seamless indoor&ndash;outdoor connection, allowing family life and social occasions to unfold effortlessly. Light-filled open-plan living forms the heart of the home, anchored by a sleek contemporary kitchen with premium appliances, generous bench space and refined finishes, creating an inviting centrepiece for both casual meals and hosting.

Positioned just approximately 9km from Brisbane's CBD, the lifestyle appeal is further enhanced by exceptional convenience. Enjoy easy access to CHAC, Cannon Hill Train Station and the vibrant

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**FOR SALE**  
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**VIEW**

Sat 4th Apr @ 10:00AM - 10:30AM

**AGENTS**

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**AGENCY**

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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**

Rivermakers precinct, all while returning home to a peaceful, elevated setting that feels worlds away.

**Property Features:**

5 bedrooms, 3 bathrooms, 2 car garage  
834sqm block  
City views  
Recently undergone a full renovation

**Ground floor:**

Formal living  
Open plan kitchen, living & dining  
Gourmet kitchen with stone benchtops, gas cooking, breakfast bar, servery + plenty of storage  
Media room  
Third bathroom  
5th bedroom  
Covered outdoor entertaining with built-in BBQ  
Large family pool  
Landscaped yard  
Separate laundry with side access  
Double garage with internal stairs  
Ducted air-conditioning - 1-2 years old  
Ajax alarm system  
Security screens

**Upstairs:**

Master suite with walk-in-robe, ensuite and access to front balcony with city views  
Ensuite includes separate toilet, bath, shower + his & hers vanity with LED mirror cabinets  
Three bedrooms &ndash; all with built ins and ducted air-conditioning  
Separate living area  
Main bathroom with shower, bath + double basin & LED mirror cabinets  
Separate toilet  
Covered balcony with full city views

**Rates & Fees:**

Council Rates: \$525.60 per quarter\*  
Rental Return: \$1,350 - \$1,550 per week\*

**Location:**

- to Brisbane CBD
- minute drive to Cannon Hill Train Station
- minute drive to Brisbane Airport
- minute walk to local bus stops
- minute drive to Westfield Carindale
- minute drive to Rivermakers
- minute drive to Brewdog
- minute drive to Oxford Street, Bulimba
- minute drive to local shops

Local shops include: Woolworths, Coles, Kmart, TK Max, Bunnings, Rebel Sport + more

Local schools include: CHAC, Balmoral State High, St Oliver Plunkett, Murarrie S/S, Cannon Hill State School + more

**Contact Team Hansom**

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Ashleigh Hansom | 0448 742 538

## MORE DETAILS

Property ID TSSGVB  
Property Type House  
Land Area 834 m2  
Including Ensuite  
Study  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Alarm  
Pool  
Balcony  
Deck  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Solar Panels

**Deanne Hansom 0403 066 191**

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

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