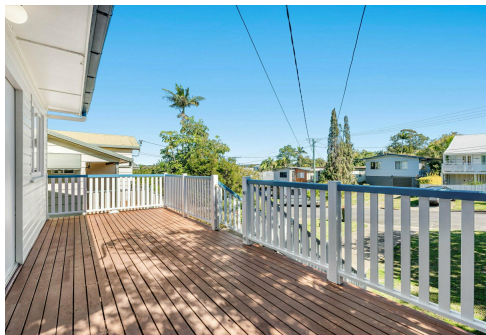
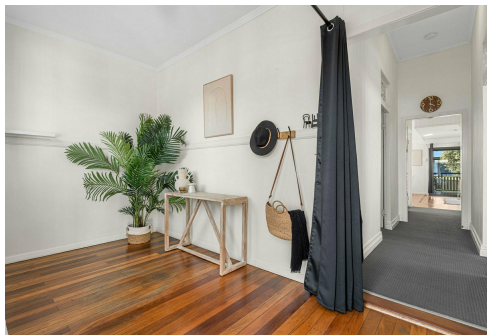
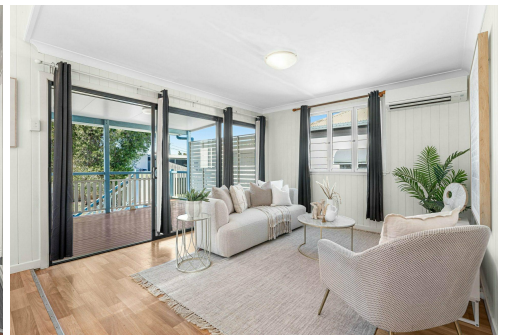




Murarrie, 39 Tamba Street

1960's Murarrie Workers Cottage

A tasteful combination of timeless charm and modern comfort, this three-bedroom character home invites you to secure a prime Murarrie address. Only 9km* to the Brisbane CBD, this sensational property boasts traditional details, superb updates and has already been lifted to legal height!

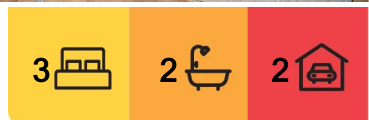
The home exudes abundant character charm with classic features such as high ceilings and VJ walls. The heart of this home lies in its open-plan living and dining area, which seamlessly connects to an adjoining the large outdoor deck to entertain in style; ready to suit your entertaining needs.

Property features:

Three generous bedrooms

Front built-in sunroom providing a home office or breakaway space

Master bedroom complete with ensuite



For Sale

Offers Over \$1,100,000

View

ljhooker.com.au/TB3GVB

Contact

Deanne Hansom

0403 066 191
cannonhill@ljhch.com.au

Ashleigh Hansom

0448 742 538
ahansom@ljhch.com.au



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.

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Open plan living creating the hub of the household
Airconditioned living area
Roof lined rear deck overlooking the yard
Lifted to legal height underneath – set ready for your creation!
Fenced 405sqm block
Laundry and storage downstairs
Freshly painted exterior
Lock up car space underneath

Rates & Return:

Quarterly rates: Approx. \$556.65 per quarter
Estimated Rental Return: \$690.00 - \$740.00 per week,

Location:

9km* to Brisbane CBD
1-2* minute walk to Murarrie Train Station
Walk to local bus stops on Queensport Rd, Edge St & Railway Tce
1* minute walk to local cafáe; – Sonny's
2-3* minute drive to local shops
Local shops include: Woolworths, Coles, Kmart, TK Maxx, Bunnings, Rebel Sport + more
2* minute walk to Murarrie Recreation Ground – recently upgraded
Local restaurants include: Brewdog Murarrie, Satay Ria, The Yiros Shop, Sushi Edo, Grill'd, Korean BBQ + more
Local schools include: Murarrie S/S, Balmoral State High, Cannon Hill Anglican College (CHACH), St Oliver Plunkett + more
Walk to recently upgrades Murarrie Recreation Ground
15* minute drive to popular Wynnum/Manly bayside
2* minute drive to Gateway Motorway to go north or south

Contact Team Hansom | #1 Team Murarrie
Deanne Hansom | 0403 066 191
Ashleigh Hansom | 0448 742 538



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More About this Property

Property ID	TB3GVB
Property Type	House
Land Area	405 m ²
Including	Ensuite Air Conditioning Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

Deanne Hansom 0403 066 191

Principal & Licensee | cannonhill@ljhch.com.au

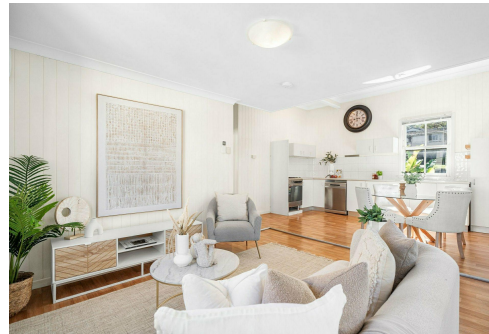
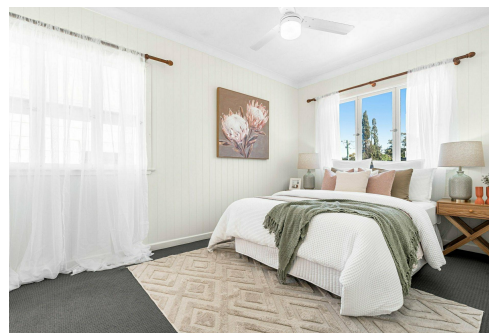
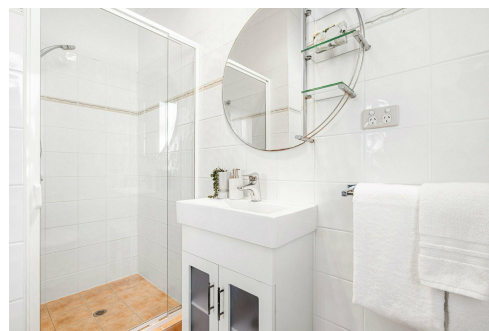
Ashleigh Hansom 0448 742 538

Co-Agent to Team Hansom | ahansom@ljhch.com.au

LJ Hooker Cannon Hill (07) 3906 1366

1878 Creek Road, CANNON HILL QLD 4170

cannonhill.ljhooker.com.au | cannonhill@ljhch.com.au



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