



## Murarrie, 40 Tamba Street

### The White Picket Fence Dream

Records dating back to 1900, welcome to the Kooka Cottage where timeless character meets modern comfort. Nestled in fast growing Murarrie, this quintessential character home offers comfortable living as it is, with huge potential to capitalise on this premium location.

As you approach, you'll be greeted by the classic workers' cottage facade and a charming front verandah, ideal for sipping your morning coffee or simply watching the world go by. Inside, the home features fresh interiors that radiate warmth and elegance, with high ceilings, traditional VJ walls, and polished timber floors that create an inviting ambiance throughout.

This residence offers plenty of space for smaller families, professional couples, or downsizers. It's move-in ready, yet provides endless opportunities for the new owner, whether you're considering minor cosmetic updates or planning major renovations-both of

2

1

1

#### For Sale

SOLD \$1,040,000.00

#### View

[ljhooker.com.au/TCCGVb](http://ljhooker.com.au/TCCGVb)

#### 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.

**LJ Hooker Cannon Hill**  
(07) 3906 1366

which would add value in this prime location. The kitchen is thoughtfully designed with ample counter space and modern appliances that complement the home's classic style. The open-plan layout ensures easy cooking and entertaining, all while maintaining a cozy, welcoming atmosphere.

#### Property Features:

405sqm block, front and side fencing  
Building record 1900 &ndash; however no character control and is not heritage listed  
Two bedrooms, both with built-ins, ceiling fans and air-conditioning  
Open plan living, dining and kitchen with air-conditioning  
Polished hardwood and pine timber floors  
VJ walls and ceilings &ndash; 3m\* high  
French doors from the front bedroom and living leading to front deck  
Generously sized kitchen with electric cooking, dishwasher and ample cupboard space  
Reasonably flat block with beautiful gardens  
Non-legal height storage area & laundry  
Single lock up garage space  
Small garden shed

#### Rates & Return:

Council Rates Approx: \$458.65 per quarter\*  
Estimated Rental Return: \$625.00 - \$665.00 per week\*

#### Location:

9km\* to Brisbane CBD  
11\* minutes to Brisbane Airport  
2\* minute walk to local caf&ecirc; and shops  
3\* minute walk to recently upgrades Murarrie Recreational Reserve  
4\* minute drive to local shops  
Local shops include: Woolworths, Coles, Kmart, TK Maxx, Bunnings, Rebel Sport & more  
5\* minute drive to Brewdog Murarrie  
8\* minute drive to Oxford St Bulimba  
12\* minute drive to Westfield Carindale  
Local schools include: Murarrie S/S, Cannon Hill Anglican College, Balmoral State High, St Oliver Plunkett & more

\*= approximate

#### Contact Team Hansom

Deanne Hansom | 0403 066 191  
Ashleigh Hansom | 0448 742 538



**LJ Hooker Cannon Hill**  
**(07) 3906 1366**

**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.



## More About this Property

Property ID	TCCGVB
Property Type	House
Land Area	405 m <sup>2</sup>
Including	Air Conditioning Balcony Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced

**Deanne Hansom 0403 066 191**

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

**Ashleigh Hansom 0448 742 538**

Co-Agent to Team Hansom | [ahansom@ljhch.com.au](mailto:ahansom@ljhch.com.au)

**LJ Hooker Cannon Hill (07) 3906 1366**

1878 Creek Road, CANNON HILL QLD 4170

[cannonhill.ljhooker.com.au](http://cannonhill.ljhooker.com.au) | [cannonhill@ljhch.com.au](mailto:cannonhill@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.

**LJ Hooker Cannon Hill**  
**(07) 3906 1366**