



41 Walter Street, Murarrie

Big Block Energy – 845sqm Just 10km from the City

Renovated cottages rich in charm and character are now just as sought after, if not more, than brand-new builds, and 41 Walter Street is proof. Set on an expansive 845sqm parcel in an elevated position capturing beautiful outlooks and cooling breezes, this character-filled three-bedroom residence blends timeless appeal with modern comfort. Surrounded by established greenery, the home offers space, warmth and versatility rarely found this close to the CBD. A standout opportunity for first-home buyers, growing or extended families, investors or those seeking future upside on a substantial block.

Having recently undergone a thoughtful renovation, the home beautifully balances character charm with fresh, modern updates. Polished hardwood timber floors flow throughout, adding warmth and timeless appeal, while generous bedrooms and an abundance of natural light create an inviting and airy feel. Downstairs, a versatile multipurpose area offers flexibility for a growing family, home business or additional living space. Designed with lifestyle in mind, the property also delivers fantastic entertaining options and ample room to grow, making it a home that can evolve with you for years to come.

Property Features:

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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FOR SALE

Best Offers Closing 11th March - if not sold prior

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AGENCY

LJ Hooker Cannon Hill
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 **LJ Hooker**

1960's post war home

Three generous bedrooms, all with built-ins, ceiling fans & air conditioning

Main bathroom upstairs with separate toilet

Update kitchen with stone benchtops, electric cooking + ample cupboard space

Living & dining space – plenty of room

Spiral staircase connecting upstairs to downstairs

Expansive dining room with glass windows overlooking the lush vista & deck access

Covered deck with stairs to gardens & fence yard

Multipurpose area – good second living space

Home office

Second bathroom downstairs

Laundry

Double lock up garage with remote & internal access

Garden patio

Fenced yard

4kw solar

Ceiling fans to living areas and air conditioned lounge

Other:

Last rented in 2009

No Demolition control

No Character control

Zoned LDR – Low Density Residential

Dimensions *22.1 frontage & * 39.6 Depth

Easement across the front boundary and LHS of the house next to boundary (as you look at the house)

Sewer line in rear part of the block but not an easement

Rates, Fees & Returns:

Council Rates:: \$568.65 per quarter*

Rental Return: \$835.00 - \$875.00 per week*

Location, location, location!

- to Brisbane CBD
- minute drive to Brisbane Airport
- minute walk to Murarrie Train Station
- minute walk to Cannon Hill bus interchange
- minute walk to local bus stops
- minute drive to Westfield Carindale
- minute drive to Gateway Motorway – go north or south
- minute drive to Rivermakers
- minute drive to Brewdog
- minute drive to Oxford Street
- minute drive to local shops - 2 Major shopping Centres

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

Local restaurants include: Grill'd, Sushi Edo, Little Red Dumpling, Korean BBQ + more

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

- = approx

Contact Team Hansom

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MORE DETAILS

Property ID	TSYGVB
Property Type	House
Land Area	845 m2
Including	Study
	Air Conditioning
	Toilets (1)
	Deck
	Dishwasher
	Fully Fenced
	Remote Garage
	Solar Panels

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