



42 Marie Street, Murarrie

## Family Comfort Meets Future Potential in Murarrie

A seamless blend of classic charm and contemporary style, 42 Marie Street, Murarrie captures the essence of modern family living in one of Brisbane's most connected suburbs. Just 9km\* from the CBD, this beautifully updated three-bedroom character home combines period appeal with everyday practicality and exciting future potential.

Polished timber floors, soft natural light and fresh interiors set the tone for relaxed living, while the open-plan design effortlessly connects the living, dining and kitchen areas - perfect for both family gatherings and quiet evenings in. Downstairs perfectly caters to the Queensland way of life, providing versatile space for dual living, a dedicated home office, or effortless indoor-outdoor entertaining.

Renovated 1980s homes have become just as desirable, if not more than brand-new modern builds. Properties in this area are tightly held, especially those on generous land like this. Don't miss your chance!

Property Features:  
Upstairs:

3 1 2

**FOR SALE**  
Offers Over \$1.220M

### AGENTS

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### AGENCY

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Three generous bedrooms, all with air-conditioning  
Large open plan kitchen, living & dining, air conditioned  
Timber floors throughout  
Updated kitchen with electric cooking, an abundance of storage and dishwasher  
Main bathroom with bath/shower combo /u8211? recently refreshed  
Front deck /u8211? perfect for morning tea or afternoon sunsets  
/u8211? western facing  
Rear deck perfect for dinner gathering /u8211? eastern facing and has rear stairs to backyard

**Downstairs:**

Multi-purpose room /u8211? perfect for dual living, home office/ more entertaining  
Laundry + separate toilet  
Internal garage with tool space & storage  
Covered patio

**Other:**

Fenced 562sqm block  
Off street parking x 2  
Shed in rear yard  
Rental Return: Approx \$700 - \$730 per week  
Council Rates: \$464.15 per quarter\*

**Location:**

- minute drive to Brisbane CBD
  - minute drive to Oxford St, Bulimba
  - minute drive to Brisbane Airport
  - minute drive to Westfield Carindale
  - minute drive to local shops: Woolworths, Coles, TK Maxx, Bunnings + more
  - minute drive to Brewdog
- Local schools include: Murarrie S/S, Balmoral State High, Cannon Hill Anglican College, St Oliver Plunkett + more
- minute walk to Murarrie Train Station
  - minute drive to under construction East Village /u8211? new restaurants + cafes to come
  - minute walk to recently upgraded Pikedale St park
  - minute drive to Gateway Motorway /u8211? go north or south
  - minute drive to Wynnum/Manly

Contact #1 Team Hansom  
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- = approx

## MORE DETAILS

|               |  |
|---------------|--|
| Property ID   | TP6GVB   |
| Property Type | House  |
| Land Area     | 562 m2   |
| Including     | Air Conditioning<br>Dishwasher<br>Secure Parking<br>Fully Fenced |

**Deanne Hansom 0403 066 191**

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

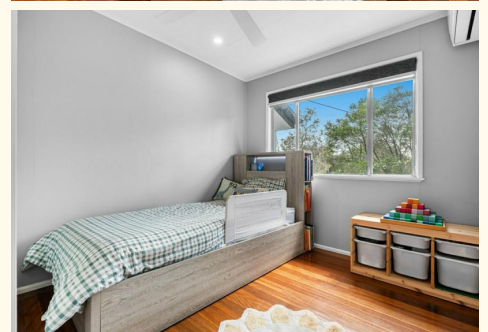
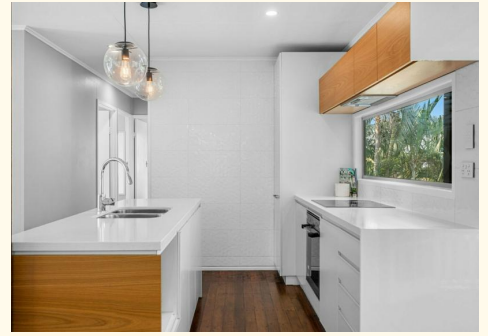
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