



43 Edge Street, Murarrie

3 2 1

Settle Into Something Special!

Recently updated, 43 Edge Street, Murarrie is filled with character and presents an exciting chance to secure a home in one of Brisbane's fastest-growing suburbs. Set on a 405sqm allotment and ready to move into straight away, this property suits young couples and families entering this sought-after pocket, downsizers wanting the comfort of a freestanding home, or investors chasing a dependable return. Offering immediate appeal and great potential, this address is one not to miss.

Adding to the home's appeal are the internal stairs leading to a versatile lower level (2.3m* height) complete with its own bathroom and private entry. With direct access to the rear patio, this space feels secluded and independent—perfect for a home office, business setup, or a teenager's retreat.

Renovated 1970s 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:

Three generous bedrooms + one multi-purpose room
Two bathrooms one up and one down

FOR SALE

Offers Over \$1.2M

AGENTS

Deanne Hansom
0403 066 191
cannonhill@ljhch.com.au

Ashleigh Hansom
0448 742 538
ahansom@ljhch.com.au

AGENCY

LJ Hooker Cannon Hill
(07) 3906 1366

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

Two point of entry
 Internal stairs
 Large open plan living & kitchen opening onto the covered entertainers deck
 Main bathroom with shower & bath + separate toilet
 Downstairs home office space and room for kitchenette
 Single lock up garage with internal access
 Covered rear patio
 Fenced 405sqm

Fees & Returns:

Rental Return Approx: \$750.00 - \$800.00 per week*
 Council Rates: TBA

Location:

• 9km* to Brisbane CBD
 Walk to the bus stop on Edge St
 Walk to local Coffee shop & Sunny's at the end of the street.
 Murarrie Recreational Park on your doorstep

- minute drive to Brisbane Airport
- minute walk to Murarrie Train Station
- minute train ride into Brisbane CBD
- minute train ride to Cleveland/Bayside
- minute walk to Cannon Hill Shopping Centre

Local shops include: Woolworths, Coles, Kmart, TK Maxx, Bunnings & more

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

- minute drive to popular Wynnum/Manly bayside
- 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

- = approx

MORE DETAILS

Property ID	TMGGVB
Property Type	House
Land Area	405 m2
Including	Study Air Conditioning Deck 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

