



7 Herbert Street, Murarrie

HIGHLY SOUGHT-AFTER 1960's POST WAR ON 622sqm

Situated in one of Brisbane's rapidly expanding areas, this property is in high demand, offering a convenient lifestyle at your fingertips. Set on a spacious 622sqm plot, this 1960s home is move-in ready and appeals to a range of buyers, including first-time homeowners, young professionals, investors, and growing families.

Combining traditional warmth and character with free-flowing spaces, this property offers an exceptional low-set family home. Ripe for renovations but ready to move into or customise to your taste, all just 9km from the CBD with strong potential for capital growth.

The choice is yours:

1. Breathe life back into this character home
2. Demolish and build your dream home
3. Land bank
4. Update and turn it into an investment

Property Features:

Three bedrooms, high ceilings
Polished timber floors throughout
Open plan living, dining & kitchen

3 1 1

FOR SALE
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AGENTS

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AGENCY

LJ Hooker Cannon Hill
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

Fully fenced 622sqm block
Drive-thru access
Potential city views
1960's post war home
Storage and laundry underneath downstairs
Entry sunroom

Rates, Fees & Returns:

Council Rates: \$667.50 per quarter*

Currently tenanted: \$625.00 per week, Lease end date 12/04/2026

Potential Rental Return: \$600.00 - \$640.00 per week*

Location:

- minute walk to Murarrie Train Station
- minute walk to local bus stops
- minute drive to Brisbane CBD
- minute drive to Brisbane Airport
- minute drive to local shops: Woolworths, Coles, Kmart, Bunnings, Rebel Sport + more

Local schools include: Murarrie S/S, Cannon Hill Anglican College (CHAC), Balmoral State High, St Oliver Plunkett

Walk to local cafe & Sonnys

- minute drive to Gateway Motorway
- minute drive to Westfield Carindale
- minute drive to Brewdog
- minute drive to Rivermakers

Contact Team Hansom

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Ashleigh Hansom | 0448 742 538

- = approximate

MORE DETAILS

Property ID	TNQGVB
Property Type	House
Land Area	622 m2

Deanne Hansom 0403 066 191

Principal & Licensee | cannonhill@ljhch.com.au

Ashleigh Hansom 0448 742 538

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