

Murarrrie, 71 Moonie Avenue

Parkside Perfection with City Glimpses - Park Hill Village

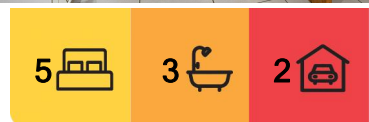
3D TOUR: <https://my.matterport.com/show/?m=ui8g7DS8iDB>

Welcome to 71 Moonie Avenue, Murarrrie, where modern luxury, thoughtful design, and an unbeatable location converge. Fully renovated to the highest standards, this exquisite five-bedroom, three-bathroom residence offers a seamless blend of contemporary style and practical family living. Nestled in the highly coveted Park Hill Estate, with picturesque green outlooks and glimpses of the city, this home provides both tranquility and convenience.

Step inside to experience a light-filled, open-plan layout that effortlessly transitions across multiple living and entertaining zones. The gourmet kitchen is a true centre piece, featuring high-end appliances, sleek cabinetry, and stone benchtops, ideal for both everyday living and entertaining guests. The spacious living and dining areas extend to an alfresco entertaining space, where you can relish peaceful park views and stunning sunsets over the city skyline.



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.



For Sale
Price Guide Upon Request

View
ljhooker.com.au/TGEGVB

Contact
Deanne Hansom
0403 066 191
cannonhill@ljhch.com.au
Ashleigh Hansom
0448 742 538
ahansom@ljhch.com.au

LJ Hooker Cannon Hill
(07) 3906 1366

The master suite serves as a private retreat, complete with a stylish ensuite and walk-in robe, while the additional four bedrooms offer generous space and flexibility for growing families, guests, or a home office. The three beautifully appointed bathrooms exude elegance, with high-quality finishes throughout. A double garage provides secure parking and extra storage, completing the picture of effortless luxury.

This prestigious property is ideally located in one of Brisbane's most sought-after suburbs, just minutes from quality schools, shopping precincts, cafes, and excellent transport links. Whether you're relaxing at home, entertaining friends, or enjoying the nearby parklands and walking trails, this home delivers an enviable lifestyle in an exceptional location.

Property Details:

Five generous bedrooms with ducted A/C and built-ins

Parkside position

Four entertaining spaces - an entertainer's delight!

Downstairs:

Entry foyer with timber staircase

Large entertainer's area with custom cabinetry for kitchenette/bar includes dishwasher draw

Covered second outdoor entertaining area

Home office/fifth bedroom with built-in robe

Bedrooms three and four with built-in robes

Main bathroom with shower and bath – separate toilet

External roller blinds (smart) for western sun

Luxaflex blinds in all rooms

Double lock-up garage with internal access and roller door access to the rear

Upstairs:

Flawless kitchen with custom cabinetry, integrated dishwasher and French door fridge (with plumbed ice maker), Zip Hydrotap features cold, boiling and sparkling water, Neff appliances including Oven with steam function, 900mm wide gas cook-top, Compact oven with microwave, butlers pantry, Caesar stone benchtops, all overlooking the living area allowing the chef to be part of the entertainment

Large open-plan living & dining seamlessly extending to the covered entertainer's deck overlooking the park and city – outdoor speakers connected, blinds, and heat strip

Impressive master suite with park views, walk-in robe, large ensuite with shower, spa, and separate toilet

Second bedroom with built-in robe at the front of the house

Third bathroom with shower

Tasmanian Oak timber floors throughout the living area

Extras:

2.7m* ceilings on both levels

Fully ducted & zoned A/C throughout

Smart wired throughout the house

10.94kw solar - each panel with its own inverter

Security system with fob & mobile app (available via security monitoring company)

Security screens on lower level windows and doors



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.

CCTV

Smart lighting throughout

Rates, Fees & Returns:

Council Rates: \$513.15 per quarter*

Rental Return: \$1,150.00 - \$1,300.00 per week*

Location:

Walk to multiple parks within the estate

Bus stops 3* minute walk from doorstep

6-8* minute walk to Cannon Hill Train Station

4* minute drive to Cannon Hill Anglican College (CHAC)

10* minute drive to Brisbane Airport

15* minute drive to Brisbane CBD

12* minute drive to Westfield Carindale

5* minute drive to local shops - Woolworths, Coles, Rebel Sport, Bunnings, K-Mart, TK

Maxx + more

Local schools include - CHAC, Balmoral State High, St Oliver Plunkett, Cannon Hill S.S,

Murarie S/S + more

Contact Team Hansom

Deanne Hansom | 0403 066 191

Ashleigh Hansom | 0448 742 538

More About this Property

Property ID	TGEGVB
Property Type	House
House Size	351 m2
Land Area	459 m2
Including	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Alarm Balcony Deck Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

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

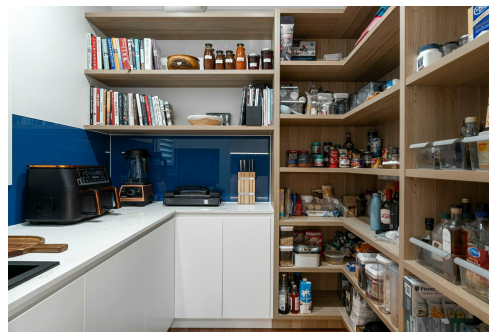
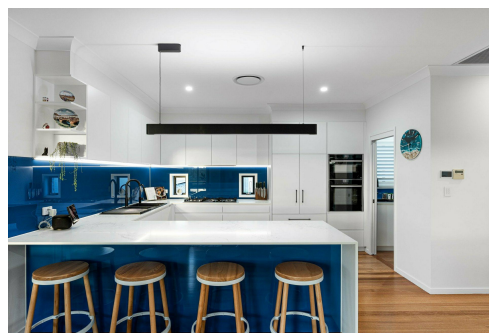
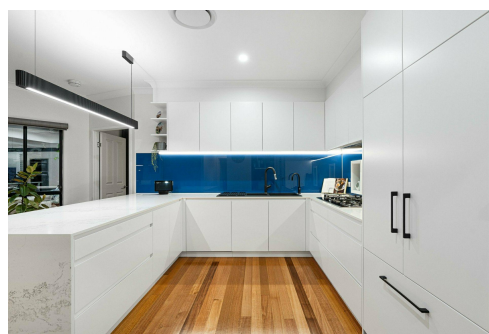
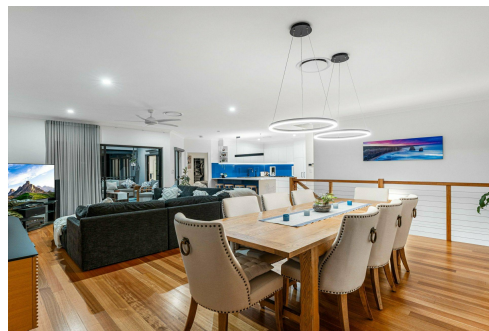
1878 Creek Road, CANNON HILL QLD 4170

cannonhill.ljhooker.com.au | cannonhill@ljhch.com.au



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**