







77 Woodanga Street, Murarrie

Modern Living In A Thriving Murarrie

Offering space, flexibility and an enviable position in Murarrie, this well-maintained home presents an exciting opportunity for buyers looking to secure a property with plenty of scope for the future. Set on a generous 665sqm block, this 1980s residence is ready to enjoy today, while its elevated position and versatile layout provide plenty of inspiration for what could come next.

Upstairs, beautiful hardwood timber floors compliment the comfortable lounge and dining areas, with a new well designed practical kitchen, three bedrooms and a modern central bathroom completing the main living space. A wraparound front balcony captures fantastic elevated views across the surrounding area, offering a glimpse of the potential to lift, extend or build out and make the most of this wonderful position.

Downstairs, a spacious rumpus room and additional bathroom create valuable flexibility for growing families, teenagers, guests or those wanting a dedicated retreat. Whether you need a second living area, a home office, a games room or your own private man cave, this versatile space gives you room to make it your own.

3 2 2

FOR SALE
$1,199,000 +

VIEW
By Appointment

AGENTS

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AGENCY

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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.

With its generous block, extra off-street parking for extra vehicles. boats or trailers, elevated outlook and adaptable floor plan, this is a property that offers something for a wide range of buyers, from first home buyers and young professionals to investors and those looking to downsize without compromising on space. A wonderful opportunity to secure your place in a popular and evolving pocket of Brisbane.

Property Features:
3 generous bedrooms all with built-ins & ceiling fans
Master complete with air-conditioning & ceiling fan
Polished timber floors throughout
New Modern kitchen with stone benchtops, electric cooking & ample cupboard space
Updated bathroom
Good natural light infused areas throughout the home
Downstairs rumpus/ media room/ home office area or perfect man cave
2nd modern bathroom downstairs
Double lock up garage with laundry and extra space
Entertaining area perfect for social gatherings and Sunday BBQ
Privacy and security with a battleaxe block, giving you an extremely private backyard
Driveway allows for good off-street parking and turnaround area for all kinds of vehicles, boats, trailers etc
Elevated north facing view and breezes
Landscaped yard - no work to be done!

Council Rates: Approx: $606.60 per quarter*
Rental Return: $770.00 - $800.00 per week*

Location:
- 10km* to Brisbane CBD
- 14min walk to Murarrie train station or -2-4min drive

Walk to multiple bus stops

- minute drive to Brisbane Airport
- minute access to Gateway to go north or south
- minute drive to Westfield Carindale
- minute drive to Oxford Street, Bulimba
- minute drive to popular BrewDog Dogtap
- minute drive to Murarrie Recreation Reserve

Choice of schools - Murarrie State School, Builimba State High, St Oliver Plunket primary, Cannon Hill Anglican college (CHAC) Prep - High School, Iona Boys, Moreton Bay Boys & Girls.

Contact Team Hansom
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- = approx.

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MORE DETAILS

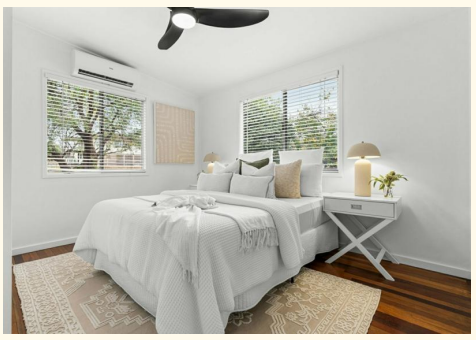
Property ID	TWHGVB
Property Type	House
Land Area	665 m2
Including	Air Conditioning
	Balcony
	Outdoor Entertaining
	Floorboards
	Workshop
	Built-in-Robes
	Secure Parking











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