

863 Lytton Road, Murarrie

## Family Living - 9km\* CBD

Welcome to 863 Lytton Road, Murarrie &ndash; where modern luxury, thoughtful design, and an unbeatable location converge. Maintained to the highest standards, this four-bedroom, two-bathroom residence offers a seamless blend of contemporary style and practical family living.




Immaculately cared for, the home's interiors are bright and inviting, offering a wonderful sense of space with separate living and dining zones designed for family comfort. Surrounded by lush, landscaped gardens, it provides a private and peaceful retreat while still enjoying the ease and accessibility of city conveniences.

### Property Details:

Four generous bedrooms, all with built-ins and 3 with air-conditioning  
On the slip road of Lytton Rd (not the main)  
450sqm block &ndash; fully fenced with electric gates  
245sqm total building area  
Shed/ workshop  
7.7kw Solar - 21 panels

### Downstairs:

Entry  
Three bedrooms, all with air-conditioning

4  2  2 

### FOR SALE

Offers Closing 11th May - if not prior

### VIEW

Wed 22nd Apr @ 5:45PM - 6:15PM

### 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.



Main bathroom with shower, bath & separate toilet  
Separate laundry with access to downstairs patio  
Internal lock up garage with storage space

Upstairs:

Open plan kitchen, living & dining with air-conditioning  
Kitchen with gas cooktop, electric oven, dishwasher, breakfast bar +  
plenty of cupboard space  
Generous master suite with walk-in-robe & ensuite with morning deck  
Large outdoor covered deck &ndash; perfect for year round  
entertaining  
Rear stairs to backyard

Fees & Returns:

Council Rates: \$442.10 per quarter\*  
Rental Return: \$800 - \$820 per week\*

Location:

- to Brisbane CBD
- minute drive to Brisbane Airport
- minute drive to popular Oxford Street
- minute walk to Murarrie Train Station
- minute walk to Queensport Rd Bus Stops
- minute walk to Murarrie Recreational Reserve &ndash; recently upgraded

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

- 8 Minutes drive to Revel Brewery or Brew Dog Brewery

Local shops include: Coles, Woolworths, Kmart, Rebel Sport, Aldi,  
Bunnings + more

- minute drive to Westfield Carindale

Easy access to Gateway motorway for your coastal destination  
choices.

Contact Team Hansom #1 Murarrie Agent 2025

Deanne Hansom | 0403 066 191

Ashleigh Hansom | 0448 742 538

## MORE DETAILS

Property ID	TTTGVB
Property Type	House
Land Area	450 m2
Including	Ensuite
	Air Conditioning
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

**Deanne Hansom 0403 066 191**

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

**Ashleigh Hansom 0448 742 538**

Co-Agent to Team Hansom | [ahansom@ljhch.com.au](mailto:ahansom@ljhch.com.au)

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1878 Creek Road, CANNON HILL QLD 4170

[cannonhill.ljhooker.com.au](http://cannonhill.ljhooker.com.au) | [cannonhill@ljhch.com.au](mailto:cannonhill@ljhch.com.au)

