

Murarie, 1/20 Rawlinson Street

Executive Tri Level Townhome 9km* to CBD

3D Tour - <https://my.matterport.com/show/?m=XsjdhTVyXjG>

Highly sought after in fast growing Murarie, this tri-level residence has been designed to suit modern day living offering the opportunity to the first home buyer, investor or young family hoping to stay close to the CBD.

Contemporary in its design and thoughtful in its layout, the town home showcases plenty of elegant features and an abundance of natural light.

On its middle level, a spacious open-plan living and dining area allows you to relax and host guests with ease. This area forms the hub of the household adjoining an impressive entertainer's kitchen, featuring quality stainless steel appliances, expansive stone benchtops & an abundance of storage. Enjoy the Queensland climate year-round with a generous alfresco entertaining area. On this level you will find the third bedroom and



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
FOR SALE

View
ljhooker.com.au/TEVGVB

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LJ Hooker Cannon Hill
(07) 3906 1366

powder room.

On the upper level you'll find the master suite complete with an ensuite and walk-in-robe. The second bedroom accompanies this level however separate from the master giving some privacy to the floor plan and are serviced by the main bathroom.

Property Features:

Tri-level town home

Three generous bedrooms, all with built-ins, ceiling fans and air-conditioning

Ducted air-conditioning throughout

Kitchen is well equipped with stone benchtops and electric cooking

Understairs storage on the bottom and middle level

Balcony overlooking the front (more privacy and natural light)

Double lock up garage

Master complete with ensuite and built-in desk

Built Feb 2022

Courtyard

Rates, Fees & Return:

Council Rates: \$411.45 per quarter*

Body Corporate Fees: \$3,563.40 per year

Rental Return: \$750.00 - \$800.00 per week

Location:

8-9km* to Brisbane CBD

3* minute walk to Murarrie Train Station

2* minute walk to local bus stops

3* minute walk to local cafe - Sonny's

11-12* minute drive to Brisbane Airport

12-14* minute drive to Westfield Carindale

Nearby shops include; Woolworths, Coles, Kmart, TK-Max, Bunnings, Rebel Sport & more

Local schools include; Murarrie S/S, Cannon Hill Anglican College, Balmoral State High

School, St Oliver Plunkett, Cannon Hill S/S, Moreton Bay colleges.

Contact TEAM HANSOM - #1 Murarrie Agent 2021 & 2022 & 2024

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More About this Property

Property ID	TEVGVB
Property Type	Townhouse
Including	Ensuite Study Air Conditioning Toilets (3) Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

Deanne Hansom 0403 066 191

Principal & Licensee | cannonhill@ljhch.com.au

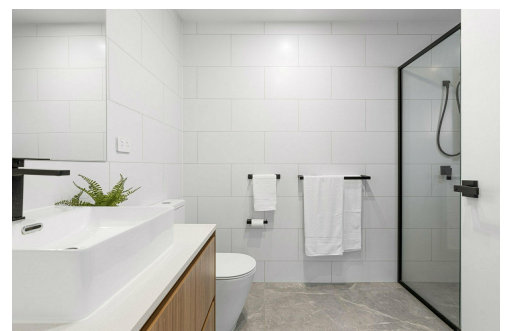
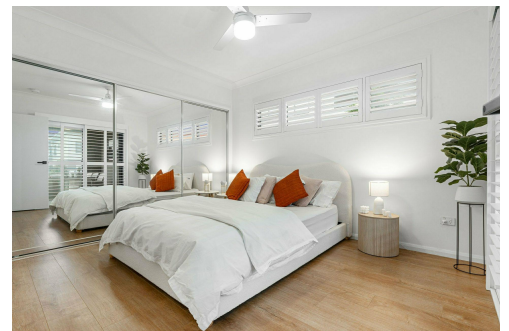
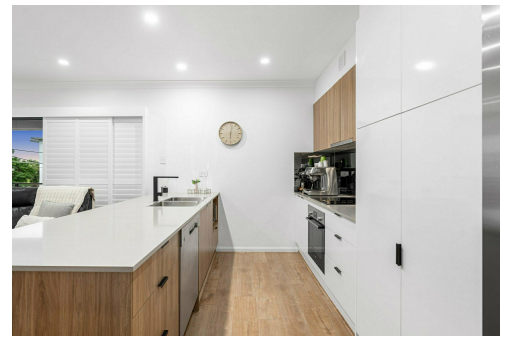
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