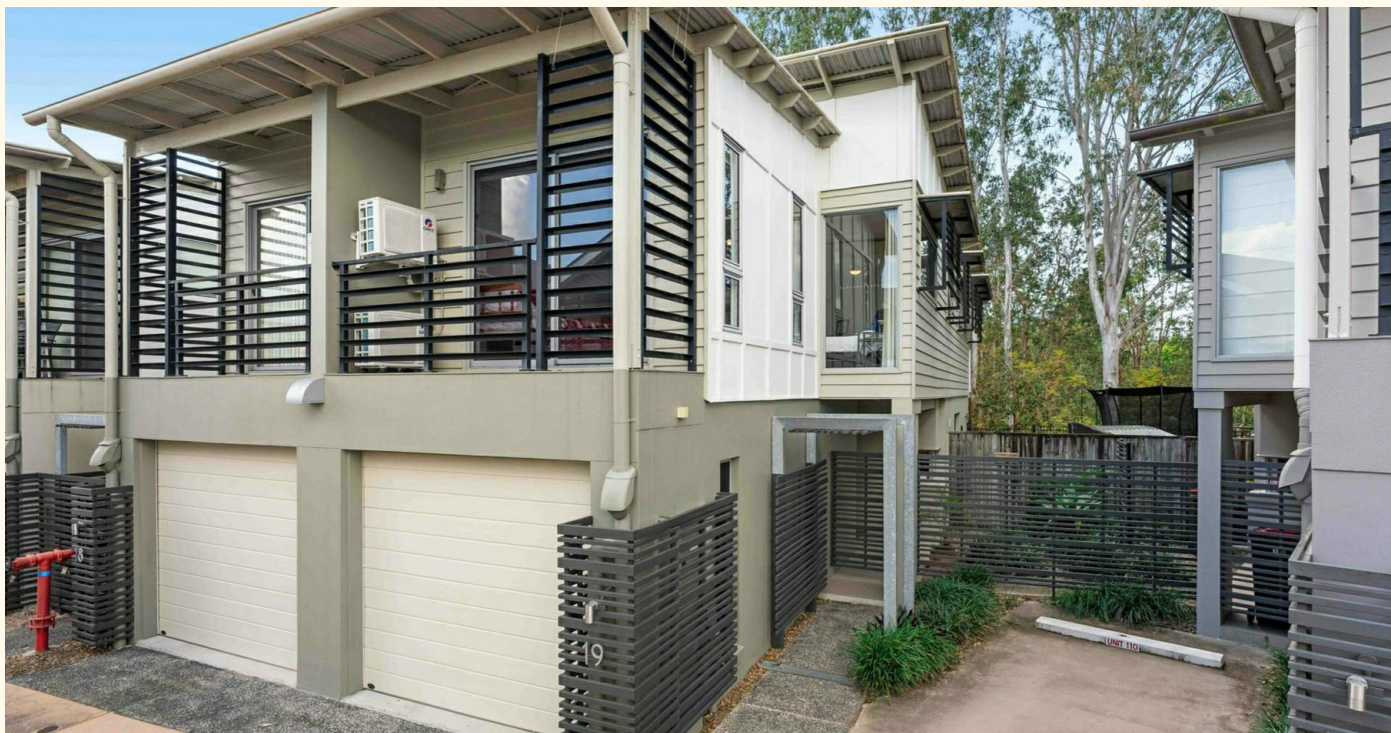




19/123 Barrack Road, Murarrie

Modern & Private – Your ideal Murarrie retreat!

Positioned within the highly sought-after 'The Barracks' estate, this beautifully presented three-bedroom corner townhouse enjoys an enviable position with an abundance of natural light and a leafy outlook to the rear. Offering access to resort-style facilities, the residence combines comfortable living with an exceptional sense of privacy, while its corner position provides additional windows and a brighter, more open feel throughout. With a private courtyard and greenery bordering the rear, it is ideally placed close to Evergreen Close Park's off-leash dog facilities, Cannon Hill train station and a host of everyday amenities.

The ground floor is centred around a spacious open-plan living and dining area, filled with natural light thanks to the townhouse's prized corner position. Positioned to maximise outdoor living, this property boasts a larger than normal size garden for the complex, creating an exceptional extension of the home. The courtyard framed by established greenery creates a peaceful setting for entertaining, weekend barbecues or relaxed afternoons. A covered patio extends the living area further, offering a comfortable outdoor retreat for year-round enjoyment.

3 2 2

FOR SALE

Offers Over \$995K

VIEW

Wed 14th Oct @ 4:15PM - 4:45PM

AGENTS

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AGENCY

LJ Hooker Cannon Hill
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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.



This home has been thoughtfully enhanced with new appliances and an expanded outdoor entertaining area, designed to maximise comfort, enjoyment and entertaining.

Property Features:

3 bedrooms, 2 bathrooms, 2 car spaces
Set in highly sought after corner position with a lush outlook
Complex of 110 built in 2011
Modern kitchen with stone benchtop & gas cooking
Covered patio overlooking the lush greenery
Garden overlooking the beautiful park
Side access and garden
Main bedroom with ensuite and private balcony
Main bathroom with shower/bath combo
Bedroom 2 & 3 generous in size with built-ins
Single lock up garage + open car space
Powder room downstairs
European laundry + study
Pool, BBQ and gym in complex

Rates, Fees & Return:

Council Rates: \$519.48 per quarter*
Body Corporate Fees: \$1,498.14 per quarter*
Rental Return: \$800 - \$835 per week*

Location:

- to CBD

Borderline Cannon Hill

- minute walk to Cannon Hill Train Station
- minutes walk to CHAC
- minutes drive to local shops
- minute drive to Brisbane Airport
- minute drive to Oxford St Bulimba
- minute drive to Rivermakers
- minute drive to CBD

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

Local schools include: CHAC, Balmoral State High, Cannon Hill S/S, Murarrie S/S, St Oliver Plunkett + more

- = approximate

Contact Team Hansom
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Ashleigh Hansom | 0448 742 538

MORE DETAILS

Property ID	TW5GVB
Property Type	Townhouse
Including	Ensuite
	Air Conditioning
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

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Principal & Licensee | cannonhill@ljhch.com.au

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