



2/38 Murarrie Road, Murarrie

## Modern & Private &ndash; Your ideal Murarrie retreat!




Tucked away at the rear of a small complex is this stylish three-bedroom townhome offering you the perfect blend of space, comfort and convenience.

The outdoor deck area with a completely privately fenced courtyard just adds to that Queensland lifestyle appeal. Double lockup garage properties are hard to find and this one is finished with epoxy resin floors and remote access.

Whether you're a first home buyer, downsizer or savvy investor, this low maintenance gem ticks all the right boxes.

### Property features:

- 3 Generous bedrooms, all with built in robes & ceiling fans
- Master bedroom complete with air conditioning and ensuite
- Large upper floor area at the top of the stairs perfect for home office.
- Large modern main bathroom
- Open plan living areas with slide door access onto the rear patio area.
- Living areas downstairs complete with timber floors and air conditioning
- Modern kitchen with stone benchtops, stainless steel appliances, including dishwasher.
- Separate laundry space

3  2  2 

**FOR SALE**  
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### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Double lockup garage with extra space, epoxy resin floors, internal access to the unit and remote access panel lift door  
Roof line covered patio area  
Fully fenced courtyard with lawn space and gardens.  
Estimated rental return \$720 - \$760 / week  
Last rental increase 2/7/24 and tenancy expired/ vacated 1/7/25  
Rates: \$409.50 per quarter\*  
Body corporate: \$981.00\* per quarter\*

**Location tips:**

Walk out your door to the train station, bus stop or the local shops  
Local park within a short stroll and access to the Murarrie reserve cycle tracks or park playgrounds  
Minutes to selection of schools &dash; St Oliver Plunkett primary, Cannon Hill Anglican College (CHAC), Balmoral High, Cannon Hill State School  
Approx 12-14 min drive to Westfield Carindale  
Approx 9-11 min drive to Brisbane Airport  
Approx 7-9 radial km to Brisbane CBD

**CONTACT TEAM HANSOM**

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**MORE DETAILS**

Property ID	TK5GVB
Property Type	Townhouse
Including	Ensuite Air Conditioning Toilets (3) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

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