



21/19 Governor Terrace, Murarrie

## Parkside Living Starts Here

Introducing Governor Terrace, a tightly held townhouse complex designed for effortless modern living. Positioned at the rear of the complex, Residence 21 is near standalone, sharing only one neighbour and enjoying a prized parkside orientation. With leafy outlooks and enhanced natural light flowing in from the rear, this home offers a sense of privacy and openness rarely found in townhouse living.

Spanning three well designed levels, the residence features an intelligent layout with elevated aspects and flexible spaces to suit a range of lifestyles. Whether you're a first home buyer, young professional, downsizer or seeking a low maintenance lock and leave property, this is an opportunity to secure a unique parkside position within the ever popular Bulimba precinct, just moments from vibrant local dining, shopping and the exciting East Village development.

Arguably one of the finest in the complex, this townhouse enjoys a prime position at the rear of the development with only one adjoining neighbour and more natural light than others. Impeccably presented, the upper levels offer sweeping district views. With high ceilings, elegant tiled floors, plush carpets, and split system air conditioning, the home is elevated by its attention to detail and quality finishes.

4 3 2

### FOR SALE

Final Offers Closing 4th March - if not prior

### VIEW

Sat 21st Feb @ 9:00AM - 9:30AM

### AGENTS

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### AGENCY

LJ Hooker Cannon Hill  
(07) 3906 1366

## Property Features:

### Ground Floor:

Site gate access on both side  
Single lock up garage and single carport  
Third bathroom  
Fourth bedroom  
Covered deck overlooking the park



### Second Floor:

Open plan kitchen/living/dining  
High ceilings and tiled floors  
Split A/C  
Generous entertainers balcony with park views  
Well appointed kitchen with stone benchtops, ample storage space, gas cooking, dishwasher, double sink & more



### Third Floor:

Three generous bedrooms, all with built-ins  
Master suite complete with walk-in-robe and ensuite, air-con and park views  
Second and third bedroom with built-ins  
Main bathroom with shower and bath wet area



## Property Features:

High ceilings ranging from approximately 2.5m to 2.6m throughout  
NBN connectivity  
Complex amenities including a pool, outdoor BBQ area with covered patio, and a gymnasium

Quarterly rates: \$448.10 per qtr\*  
Estimated rental return between \$950 - \$1,000 per week\*  
Body Corporate Fees Approx: \$1,750.47 per qtr\*



### Location:

- 8km\* to Brisbane CBD
- minute drive into popular Oxford Street
- minute drive to Brisbane Airport
- minute drive to Cannon Hill Train Station
- minute walk to local bus stops

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

Contact #1 Team for Murarrie 2024 & 2025  
Deanne Hansom | 0403 066 191  
Ashleigh Hansom | 0448 742 538



## Deanne Hansom 0403 066 191

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