

## Murarrie, 8/19 Governor Terrace

Arguably The Best Views In Park Hill Village

3D Tour - <https://my.matterport.com/show/?m=Qbqj9SNjyJy>

Introducing Governor Terrace &ndash; a sought-after townhouse complex designed for modern living. This three-level residence boasts a well-thought-out layout with city views from every level, accommodating diverse family needs. Whether you're a first-home buyer, a young professional, an empty nester, or looking to downsize, this property offers the ease of a lock-and-leave lifestyle, all within close proximity to the lively Bulimba area and the upcoming East Village.

Arguably one of the finest in the complex, this townhouse enjoys a prime position at the front of the development. Impeccably presented, the upper levels offer sweeping cityscape and district views. With high ceilings, elegant bamboo floors, plush carpets, and ducted air conditioning, the home is elevated by its attention to detail and quality finishes.



**For Sale**

Best Offers Closing 25th Oct - if not prior!

**View**

[ljhooker.com.au/TCRGVB](http://ljhooker.com.au/TCRGVB)

**Contact**

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**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.

**LJ Hooker Cannon Hill**  
(07) 3906 1366

## Property Features:

### Ground Level:

Gated entry  
Fourth bedroom with built-ins and ducted A/C  
Double lock up garage with internal access and laundry  
Side access between garage and covered front patio  
Garage entry from within the complex

### Second Floor:

Open plan kitchen/living/dining  
High ceilings and bamboo floors  
Ducted A/C  
Generous entertainers balcony with uninterrupted city views  
Separate morning balcony off the kitchen  
Well appointed kitchen with stone benchtops, ample storage space, gas cooking, dishwasher, double sink & more

### Third Floor:

Three generous bedrooms, all with built-ins and A/C  
Master suite complete with walk-in-robe and ensuite with stunning city views  
Second and third bedroom share an adjoining balcony  
Main bathroom with shower and bath  
Breakaway study/ home office space  
Ceiling fans in all bedrooms

## 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 approximately \$401.75 per quarter  
Estimated rental return between \$900 - \$950 per week  
Body Corporate Fees Approx: \$1,552.50 per quarter

## Location:

7-8km\* to Brisbane CBD  
6\* minute drive into popular Oxford Street  
11\* minute drive to Brisbane Airport  
3\* minute drive to Murarrie Train Station or Cannon Hill Train Station  
5\* 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

Deanne Hansom | 0403 066 191

Ashleigh Hansom | 0448 742 538



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## More About this Property

Property ID	TCRGVB
Property Type	Townhouse
House Size	233 m <sup>2</sup>
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Deanne Hansom 0403 066 191**

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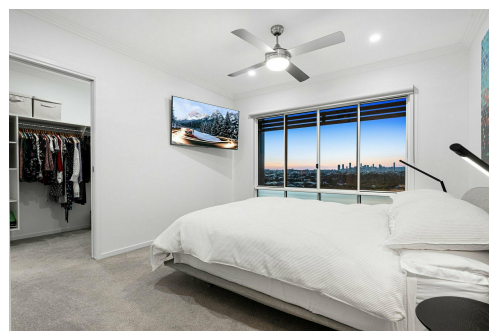
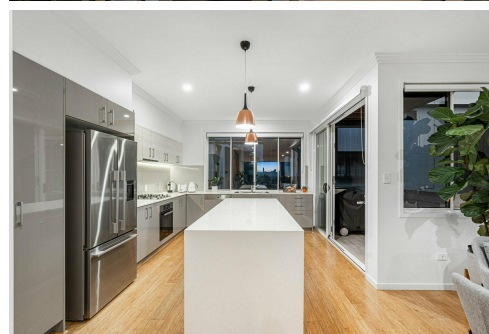
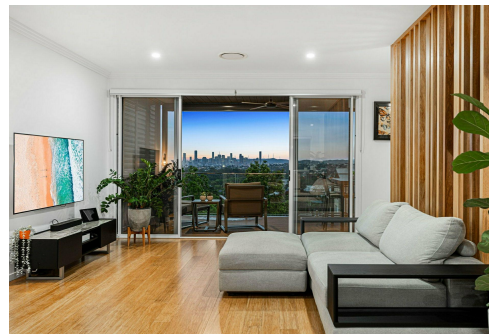
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