



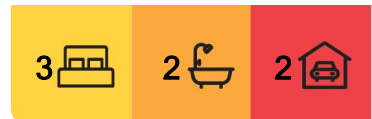
Murarie, 9/123 Barrack Road

Tranquil Townhome Just 9km* From The CBD

Highly sought after in fast growing Murarie, this idyllic 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.

Situated in the established Barracks, this townhome is one of the highly sorted ones having a lush and leafy outlook and a second car park. The open-plan living, dining, and kitchen area is bathed in natural light, enhancing the spacious and practical lower floor plan. Expansive sliding doors seamlessly connect the indoors with the private covered alfresco area, perfect for enjoying a BBQ outdoors in any weather.

On the upper level, you'll find the master bedroom with an ensuite and walk-in robe, along with two additional bedrooms giving you that feeling of comfort and style. The main bathroom offers a separate bath and shower.



For Sale
UNDER CONTRACT

View
ljhooker.com.au/TFSGVB

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LJ Hooker Cannon Hill
(07) 3906 1366

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.

This home also includes a secure single garage with internal access, and a designated open spot.

Property Features:

Three spacious bedrooms all with built-ins

Master bedroom complete with ensuite

Main bathroom with shower and bath

Downstairs has slide away laundry and study

Separate powder room

Internal single garage with access to the town home

Open plan living flowing onto the outdoor entertaining area and courtyard – backing onto a lush and green outlook

Modern kitchen with ample storage space, stone benches, stainless steel appliances and dishwasher

Air-conditioned living

Complex includes: Pool, gym & BBQ area

Rates, Fees & Returns:

Body Corporate Fees: approx. \$1,590.00 per quarter*

Estimated Rental Return: \$800.00 - \$850.00 per week*

Council Rates: Approx: \$409.50 per quarter*

Location:

15* minutes drive to Brisbane CBD

10* minutes to Brisbane Airport

5* minutes to Gateway, travel north or south with easy access

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

Local parks 5* minute walk from your doorstep

Local shops 5* minute walk from your doorstep

Walk to Cannon Hill Train Station

* = Approximate

Contact Team Hansom

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More About this Property

Property ID	TFSGVB
Property Type	Townhouse
House Size	154 m2
Including	Ensuite Study Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

Deanne Hansom 0403 066 191

Principal & Licensee | cannonhill@ljhch.com.au

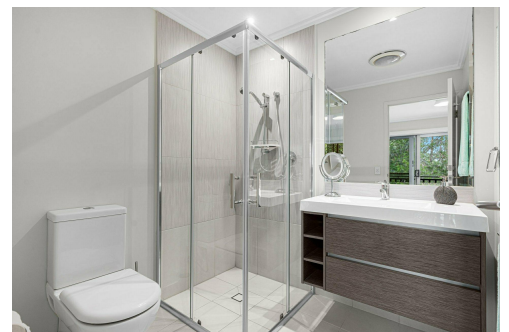
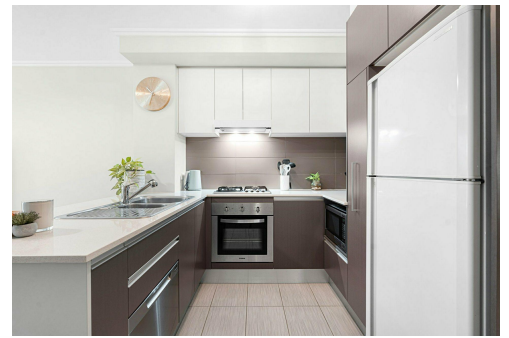
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