



9/24 Mingoola Street, Murarrie

What The Market Is Screaming For

A rare find in the townhouse market, 9/24 Mingoola Street delivers the space, privacy and outdoor living you would expect from a house, without the price tag. Boasting four bedrooms, exceptional entertaining areas and the largest yard in the complex, this impressive residence offers an abundance of room to relax, entertain and enjoy everyday family living. Offering considerably more space than a traditional townhouse or unit, it is an ideal choice for buyers seeking the comfort and functionality of a family home with the convenience of townhouse living.

Thoughtfully designed across two spacious levels, the home offers an excellent balance of flexibility, functionality and entertaining space. The ground floor features a private entry, double lock-up garage with internal access, a versatile fourth bedroom or media room and a covered alfresco area that flows directly to the expansive rear yard. With plenty of space for children, pets or entertaining, the backyard is an exceptional feature rarely found within a townhouse complex.

Upstairs, the light-filled main living and dining area opens onto a front deck, creating a lovely spot to enjoy your morning coffee or catch the afternoon breeze. Three well-appointed bedrooms and two bathrooms

4 2 2

FOR SALE

Offers Closing 14th Sep - if not prior

AGENTS

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are also positioned on this level, while the expansive covered rear entertaining deck provides an impressive extension of the living space. Overlooking the generous yard, it creates the perfect setting for weekend gatherings, family dinners or relaxed afternoons at home.

Offering the scale and functionality of a family home with the ease and value of townhouse living, this is a standout opportunity for buyers who want more space without the premium price of a traditional house. With the largest yard in the complex and an abundance of indoor and outdoor living options, properties offering this combination are incredibly hard to find.

Property Features:

Complex of 12 built in 2008

Has the largest yard and outdoor entertaining in the complex

First time offered to the market in 10 years

4 bedrooms, 2 bathrooms, double lock up garage

Downstairs 4th bedroom/ media

Double lock up garage with internal access + laundry

Covered patio

Upstairs contain 3 bedrooms, all with built-ins & air-conditioning

Master complete with ensuite and access to front deck

Open plan kitchen, living & dining flowing onto both front and rear deck

Front deck overlooking Mingoola St Park

Bamboo floors in living

All bedrooms with brand new carpet

Electric cooking, breakfast bar + dishwasher

Enormous rear entertainers deck & room for lounge, table and BBQ

Landscaped yard, perfect for pets & kids

Side gate access

Main bathroom with shower/bath combo

Rates, Fees & Returns:

Council Rates: \$506.00 per quarter*

Body Corporate Fees: \$1,452.60 per quarter*

Rental Return: \$850 - \$950 per week*

Location:

- minute drive to Brisbane CBD
- to Brisbane CBD
- minute walk to Murarrie Train Station
- minute walk to local Bus Stops
- minute drive to Brewdog & Rivermakers
- minute walk to Mingoola St Park & recently upgrades playground & BBQ facilities
- minute drive to local shops

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

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

Contact Team Hansom

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- = approximate

MORE DETAILS

Property ID TW1GVB
Property Type Townhouse
Including Ensuite
Air Conditioning
Ducted Cooling
Ducted Heating
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage
Water Tank

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