



## Murarrie, Unit 32/19 Governor Terrace

Modern Living in Park Hill Estate

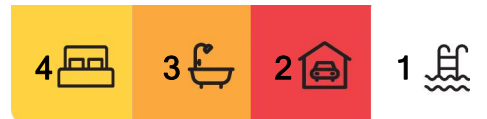
Introducing Governor Terrace – a sought-after townhouse complex designed for modern living. This three-level residence boasts a well-thought-out layout with elevated views, accommodating diverse family needs. Whether you're a first-home buyer, a young professional, an empty nester, or looking to downsize, 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 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 bamboo floors, plush carpets, and split system air conditioning, the home is elevated by its attention to detail and quality finishes.

Property Features:



**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.



**For Sale**  
Offers Over \$1,149,000

**View**  
[ljhooker.com.au/TG0GVB](http://ljhooker.com.au/TG0GVB)

**Contact**  
**Deanne Hansom**  
0403 066 191  
cannonhill@ljhch.com.au  
**Ashleigh Hansom**  
0448 742 538  
ahansom@ljhch.com.au

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

Ground Level:

Gated entry

Fourth bedroom with built-ins

Double lock up garage with internal access and laundry

Courtyard with side gate access or via garage

Second Floor:

Open plan kitchen/living/dining

High ceilings and bamboo floors

Split A/C

Generous entertainers balcony with uninterrupted district views &ndash; blinds installed

&ndash; facing east for morning sun

Separate study nook &ndash; work from home

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 private balcony with stunning 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: Approx \$210.50 per quarter\*

Estimated rental return between \$950 - \$1,000 per week

Body Corporate Fees Approx: \$1,675.00 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 & 2025

Deanne Hansom | 0403 066 191

Ashleigh Hansom | 0448 742 538



**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.

## More About this Property

<b>Property ID</b>	TG0GVB
<b>Property Type</b>	Townhouse
<b>Including</b>	Ensuite Air Conditioning Pool Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Deanne Hansom 0403 066 191**

Principal & Licensee | [cannonhill@ljhch.com.au](mailto:cannonhill@ljhch.com.au)

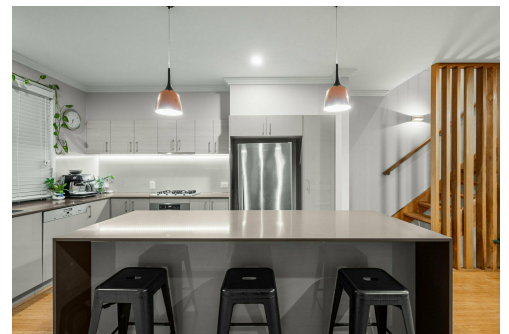
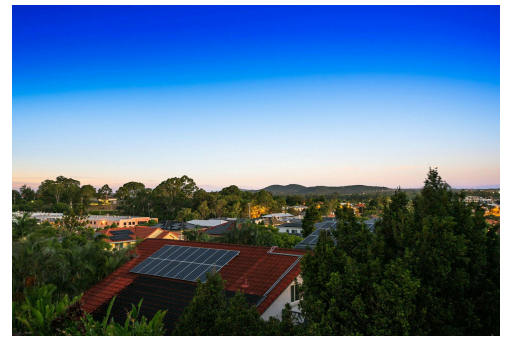
**Ashleigh Hansom 0448 742 538**

Co-Agent to Team Hansom | [ahansom@ljhch.com.au](mailto:ahansom@ljhch.com.au)

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

1878 Creek Road, CANNON HILL QLD 4170

[cannonhill.ljhooker.com.au](http://cannonhill.ljhooker.com.au) | [cannonhill@ljhch.com.au](mailto:cannonhill@ljhch.com.au)



**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.