



44-46 Rawlinson Street, Murarrie

Elevated Executive Living with Walkable Convenience

An exceptional opportunity for savvy investors seeking reliable income and long term security, this property is leased to Defence Housing Australia (DHA) until 2029, delivering a guaranteed rental return of \$660 per week. One of the key advantages of a DHA investment is the certainty it provides, with rental income continuing regardless of whether the property is occupied, provided the property remains habitable under the lease terms. DHA also manages the tenancy throughout the lease, making this an ideal low maintenance investment with dependable cash flow. Whether you're looking to strengthen your portfolio or secure a stable income producing asset, this is an opportunity not to be missed.

Highly sought after & rarely available, this two-bedroom apartment is designed to impress. Located on the cusp of Cannon Hill, this stunning residence will captivate all buyers with what's on offer.

This home offers unrivalled convenience, with local shops, parks, public transport, and the vibrant dining and shopping precinct just moments away. Facing the front of the complex, this uniquely designed apartment boasts high ceilings, a generous floor plan and unbeatable location. Flooded with natural light and featuring a

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FOR SALE
Offers Over \$770,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

LJ Hooker

seamless open-plan design, it's perfect for entertaining guests, unwinding in a private retreat, or embracing the best of inner-city living.

Property Features:

Complex of 20 built in 2016

2 bedroom 2 bathroom apartment

Open plan living, dining & kitchen opening onto a roof line covered deck

Covered entertainers patio

Both bedrooms with built-ins & ceiling fans

Master complete with air-conditioning, and an ensuite

Tiled floors throughout the living

Modern kitchen with stone benchtops, electric cooking, dishwasher + more

- conditioned living

Complex intercom

Rates, Fee's & Return:

Council Rates: \$546.81 per quarter

Rental Return: \$660 per week with DHA until 08/03/2029

Location:

- 9km* to Brisbane CBD

Walk to Cannon Hill Shopping Centre

Walk to Murarrie Recreational Reserve & recently upgraded

Walk to local bus stops

Walk to Murarrie Train Station

- minute drive to popular Oxford Street

Local schools include: Cannon Hill S/S, Murarrie S/S, Cannon Hill

Anglican College, St Oliver Plunkett

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

Contact #1 Team Murarrie & Team Hansom

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MORE DETAILS

Property ID	TVMGVB
Property Type	Unit
Including	Ensuite
	Air Conditioning
	Dishwasher
	Built-in-Robes
	Secure Parking

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