



Unit 206/13 Rawlinson Street, Murarrie

Comfort, Convenience & Lifestyle

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 first-home buyers, young couples, families, CBD professionals, downsizers, and investors alike.

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 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:

Two bedroom apartment

Built in 2017

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

Entertainers deck larger than most

Both bedrooms with built-ins & ceiling fans

2 🏠 2 🚿 1 🚗

FOR SALE

Best Offers Closing 22nd Sep - if not prior

AGENTS

Deanne Hansom
0403 066 191
cannonhill@ljhch.com.au

Ashleigh Hansom
0448 742 538
ahansom@ljhch.com.au

AGENCY

LJ Hooker Cannon Hill
(07) 3906 1366

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**

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: \$448.10 per quarter*

Rental Return: \$670 - \$720 per week

Body Corporate Fees: \$1,060.91 per quarter*

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

Deanne Hansom | 0403 066 191

Ashleigh Hansom | 0448 742 538

- = APPROX

MORE DETAILS

Property ID	TMPGVB
Property Type	Unit
House Size	127 m2
Including	Air Conditioning Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking

Deanne Hansom 0403 066 191

Principal & Licensee | cannonhill@ljhch.com.au

Ashleigh Hansom 0448 742 538

Co-Agent to Team Hansom | ahansom@ljhch.com.au

LJ Hooker Cannon Hill (07) 3906 1366

1878 Creek Road, CANNON HILL QLD 4170

cannonhill.ljhooker.com.au | cannonhill@ljhch.com.au

