



## Murarrie, Unit 5/49 Northcliffe Street

### Parkside Living!

Highly sought after & rarely available, this two-bedroom apartment is designed to impress. Located in a boutique complex of just eleven, this stunning residence will captivate first-home buyers, young couples, families, CBD professionals, downsizers, and investors alike.

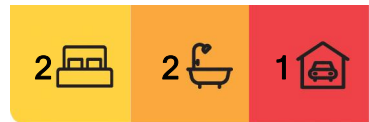
Highly sought after on the border of Murarrie & Cannon Hill, this home offers unrivalled convenience, with local shops, parks, public transport, and the vibrant dining and shopping precinct just moments away.

Perched at the rear of the complex, this uniquely designed apartment boasts breath-taking park views. 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:



**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**  
Best Offers Closing 10th July - if not prior!

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

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

Two bedroom apartment  
Built in 2016  
Complex of 11  
Open plan living, dining & kitchen opening onto a roof line covered deck  
Large double bank of storage cupboards in the living space  
Both bedrooms with built-ins & ceiling fans  
Master complete with air-conditioning, park views and an ensuite  
Tiled floors throughout the living  
Modern kitchen with stone benchtops, electric cooking, dishwasher + more  
Air-conditioned living  
Complex intercom  
Main bathroom with shower/bath combo

**Rates, Fee's & Return:**

Council Rates: \$506.90 per quarter\*  
Rental Return: \$620.00 - \$670.00 per week\*  
Body Corporate Fees: \$936.80 per quarter\*

**Location:**

8-9km\* to Brisbane CBD  
Walk to Cannon Hill Shopping Centre  
Walk to Murarrie Recreational Reserve &ndash; recently upgraded  
Walk to local bus stops  
Walk to Murarrie Train Station  
10\* 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 &ndash; Team Hansom

Deanne Hansom | 0403 066 191

Ashleigh Hansom | 0448 742 538

\* = APPROX



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## More About this Property

<b>Property ID</b>	TJAGVB
<b>Property Type</b>	Unit
<b>Including</b>	Ensuite Air Conditioning Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage

**Deanne Hansom 0403 066 191**

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

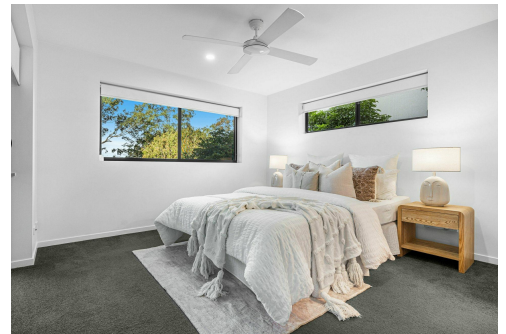
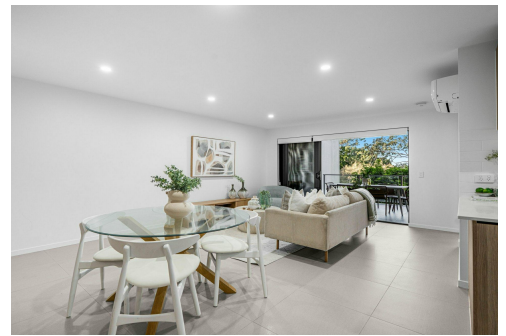
**Ashleigh Hansom 0448 742 538**

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