



## Seven Hills, 22A Marshall Avenue

As New, Modern, Elegance, Attention to Detail & Location - THIS IS IT!

4 bedrooms (one bedroom has a balcony & is currently used as a lovely multi-purpose room); 2.5 bathrooms; 2 car lock-up garage & off-street driveway parking on a flat, easy care block on the border of Morningside & Norman Park.

\* As you enter through the downstairs front door, internal garage access is to the left & to the right is the powder room with w/c & separate laundry...then wow...you walk into the stunning high quality kitchen with Bosch appliances & walk-in-pantry that overlooks the open plan dining & living areas (with feature walls, bulkheads & a Realflame landscape 1000 gas fireplace). Access to the private undercover alfresco & easy care flat backyard (with room for a pool) is through sliding doors from the inside living areas or the side path.



**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.

4 

2 

2 

**For Sale**

OFFERS OVER \$1,689,000

**View**

[ljhooker.com.au/BR29F2S](http://ljhooker.com.au/BR29F2S)

**Contact**

**Steve Murphy**

0400 884 427

[smurphy@ljhpropertycentre.com.au](mailto:smurphy@ljhpropertycentre.com.au)

**LJ Hooker Property Centre**  
**(07) 3286 2500**

\* Walk upstairs on the beautiful Kwila hardwood timber staircase & be greeted by a study nook, three large bedrooms (all with built-in-robos), a walk-in linen cupboard, main bathroom (with laundry chute to downstairs) & separate w/c. A private adult 'getaway' master bedroom is on this level at the back of the home, this is light & bright & overlooks a backdrop of tree tops. Within here is a gorgeous walk-in-robe with complete display cabinet, luxurious double ensuite with spa bath, walk-in shower with no glass & w/c.

\* The builder specialises in inner city living with a focus on quality, privacy, aspect & efficient use of land. These attributes have been delivered with this property & it blends nicely into the surrounding multi-million dollar homes & suburbs.

\* Large 279m<sup>2</sup> Under Roof with Functional Floor Plan.

\* Completed in December 2018 & Fastidiously Maintained.

\* Light, bright, neutral colours & positioned to capture breezes.

\* The following are just some of the inclusions (a detailed list can be provided by contacting the agent):

\* General Construction includes 6.5 star energy rating; 90mm timber framing (most builders use 70mm); insulation batts in ceilings & external walls; 2.7m extra high ceilings on both levels; Secureview security screens on all windows & doors; Kwila traditional hardwood flooring & slip resistant porcelain tiles, plantation shutters, premium quality fixtures & loads of storage throughout; ceiling fans in every room; smartstone benches in bathrooms & laundry; floor to ceiling tiles in bathrooms; soft close toilets.

\* The stunning kitchen includes Athena 40mm smartime benches; Bosch 900mm gas cooktop, electric oven, dishwasher & rangehood; plumbed water for fridge: soft close custom 2Pac cabinetry.

\* Technology & Entertainment includes NBN; cable internet & hard wired connections to multiple points throughout this home including to the six inbuilt speakers with surround sound (these are also bluetooth ready for streaming) located downstairs, upstairs & in the alfresco; video intercom; zoned internal alarm; zoned Daikin ducted reverse cycle air-con with MyAir control panel upstairs & downstairs.

\* Outdoor back area includes fan; gas outlet for bbq; fully fenced; low maintenance; planters for your veggies.

\* Garage includes extra large footprint with high ceilings; premium quality epoxy flooring by Proflek.

Only 7 kms from Brisbane's CBD, Seven Hills is a vibrant mix of modern & heritage properties on small & large lots & is very well suited to families & professionals. Also known as the "Garden Estate", Seven Hills is well located with easy access to excellent & major infrastructure, public transport, parks (inc. the 52ha Seven Hills Bushland Reserve), walking & bike paths (inc. linking to the citywide bike network) & in the catchment area for highly sort-after private & public schools. Add the "vibe" of the Seven Hills cultural & performing arts hub, cafes, restaurants, local & major shopping centres...ensures you are in a fantastic Lifestyle Precinct.

Properties in Seven Hills do not come to market often & are highly sort-after...so don't miss this great opportunity to buy now & settle before Xmas.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the



**LJ Hooker Property Centre**  
**(07) 3286 2500**

**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.

information provided. Interested parties must solely rely on their own enquiries.

## More About this Property

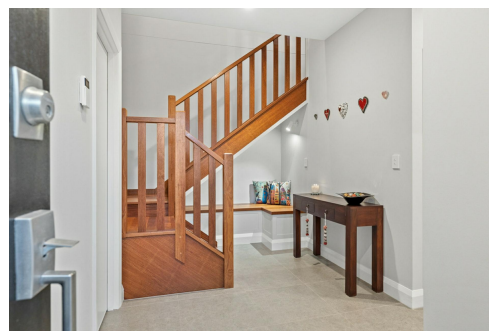
<b>Property ID</b>	BR29F2S
<b>Property Type</b>	House
<b>House Size</b>	279 m <sup>2</sup>
<b>Land Area</b>	305 m <sup>2</sup>
<b>Including</b>	Ensuite Study Air Conditioning Toilets (3) Alarm Intercom Balcony Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Remote Garage

### Steve Murphy

Independent Contractor - Steve Murphy Real Estate Pty Ltd |  
smurphy@ljhpropertycentre.com.au

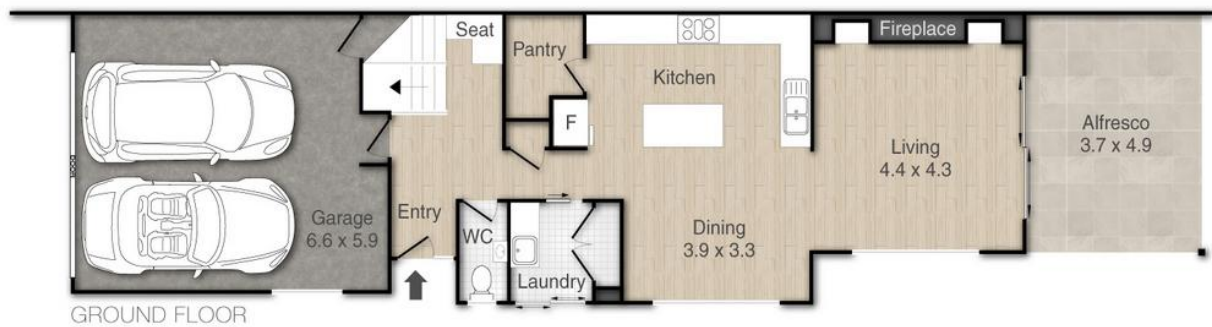
### LJ Hooker Property Centre (07) 3286 2500

152-164 Shore Street West, Raby Bay, Brisbane QLD 4163  
propertycentre.ljhooker.com.au | hello@ljhpc.com.au



**LJ Hooker Property Centre**  
**(07) 3286 2500**

**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.



22A Marshall Avenue,  
Seven Hills

PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED.