

# 15 Oliphant Street, Murarrie, Qld 4172



## House For Sale

Friday, 10 May 2024

15 Oliphant Street, Murarrie, Qld 4172

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 622 m2**

**Type: House**



Scott Kelleher

## Auction

Auction On-Site 1/6/2024 @ 2pm Zoned Medium Density Residential and boasting a land size of 622m<sup>2</sup> with an approximate frontage of 15.3m, this quaint post-war cottage offers you a plethora of options and represents an extremely unique opportunity to purchase in one of Brisbane's most convenient locations. Featuring four good sized bedrooms, functional bathroom and a large living room. The property would be perfect for a first home buyer looking to enter the market, an investor looking to buy and hold whilst enjoying capital appreciation, an established family looking to knockdown and build the dream family home or a developer looking to maximise the capital value of the property. Oliphant street is renowned for being quiet, family friendly and extremely tightly held. The Cannon Hill Shopping Centre is less than an eight minute walk so to is the Brisbane International Cycle Park (currently under construction) and the Murarrie Recreation Reserve. For those looking for a property within walking distance to public transport the Murarrie train station is located less than 800m from the property and both inbound and outbound bus stops are located with 150m of the property. For the family looking for educational facilities the area is serviced by some of Brisbane's finest public and private schools including: Murarrie State School 840m Balmoral State High School 2.95km St Oliver Plunkett School 1.44km Cannon Hill Anglican College 1.56km San Sisto College 2.58km Avenue Early Learning Centre 130m Cannon Hill Early Learning Centre 560m. Our owners instructions are clear - it must be sold! We therefore recommend an inspection at your earliest opportunity. **\*\*AUCTION DISCLAIMER:\*\*** The Property Occupations Act 2014 states a price guide cannot be provided for non-priced sales. This website has filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide. **\*\*Disclaimer:\*\*** In preparing this information, we have used our best endeavours to ensure that the information contained therein is true and accurate, and accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein.