

**26 Herbert Street, Murarrie, Qld 4172**

**House For Sale**

Thursday, 15 February 2024

26 Herbert Street, Murarrie, Qld 4172

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 622 m2**

**Type: House**



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## Auction

Auction Location: In Room - 140 Oxford Street, Bulimba

Ready to move in and enjoy as is, renovate or transform into an entirely new property, this dual-level residence invites you to secure your future in Murarrie. Close to local conveniences and the Murarrie train station, this fantastic home boasts well proportioned bedrooms, a large rear yard and superb entertainment options with both front and rear covered decks. Showcasing a classic facade, a gated entry and picket-fenced front gardens, the property features polished timber floors and lofty ceilings. On the residence's upper level, a spacious living area adjoins a dine-in kitchen with quality Smeg appliances, a walk in pantry and ample cupboard storage. Ideal for both large and intimate gatherings, the covered rear and front decks flowing off the main living area provide for barbecues, al fresco meals and afternoon drinks. Extending from the rear deck is the large fully-privacy fenced grassed rear yard with garden sheds, room for a pool and mature privacy landscaping. The covered front deck has been designed for uninterrupted City views and an open outlook from its elevated position. Finishing the upper level are three sizeable bedrooms; the master with a built-in robe. A light filled main bathroom benefits from a separate bath and shower. Downstairs, a versatile multi-purpose room is accompanied by an internal laundry, storage areas and a secure single garage. Other notable details include secure off-street parking for another two cars, air-conditioning and ceiling fans, internal stairs and security screens to all windows and doors. A stone's throw from a multitude of shops and dining options, this brilliant home is near the soon-to-be-reimagined Murarrie Recreation Ground and Cannon Hill Kmart Plaza. Bulimba's fashionable attractions and Seven Hills Bushland Reserve's scenic walking tracks are minutes away. Falling within the Murarrie State school and Balmoral State High School catchment areas, this marvellous property is also a short distance from Cannon Hill Anglican College, Saint Oliver Plunkett Primary School and Lourdes Hill College. Do not delay – call to arrange an inspection today.

**Disclaimer** This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. **Disclaimer:** We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.