

3 Portwine Street, Murarrie, Qld 4172



House For Sale

Saturday, 4 May 2024

3 Portwine Street, Murarrie, Qld 4172

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 474 m2

Type: House



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Discover the perfect blend of comfort and convenience in this expansive 378m² family residence, ideally situated on a low-maintenance 474m² block in the heart of Park Hill Estate, Murarrie. This double-storey home is an exemplary choice for large or multi-generational families, boasting an impressive array of features and modern comforts. Property Highlights:

- **Spacious Living:** Features 6 generously-sized bedrooms, 3 bathrooms, dual kitchens equipped with modern appliances, and a convenient kitchenette in the master retreat / rumpus room. Two large lounge and dining areas offer ample space for relaxation and entertainment, while three outdoor living areas provide the perfect setting for alfresco dining and leisure.
- **Quality Construction:** Constructed with durable brick and stylish Linea weatherboard accents, this home includes a robust Colourbond roof with enhanced roof insulation and ventilation. Heavier glazing on all windows ensures a peaceful interior free from external noise.
- **Energy Efficient:** Equipped with a 5kW solar system and solar hot water, this home promotes energy efficiency. Additionally, rainwater tanks (5000L and 3000L) with dual pumps support sustainable living practices.
- **Comfort and Security:** Stay comfortable year-round with split-system air conditioners throughout and ceiling fans in all upstairs bedrooms. Safety is prioritised with security screens, window locks, a deadlock on the front door, wrought iron security, and three external cameras (new owner subscription required for monitoring). There is soundproofing between floors and walls of the foyer area on the top level reducing transferrable noise.
- **Technologically Equipped:** An extensive Ethernet system throughout the house ensures connectivity in every room, perfect for home offices, or tech-savvy residents.
- **Maintenance and Compliance:** Enjoy peace of mind knowing the home has been meticulously maintained, with recent painting, annual pest inspections, and maintenance of air-conditioners. A Certificate of Compliance for smoke alarms can be provided.

Ideal Location: Just a 12-minute walk from Cannon Hill Railway Station, your new home ensures easy access to transport links, making commuting a breeze. The north-facing aspect captures optimal light, enriching the home with warmth and vitality. The home is conveniently located to Cannon Hill Anglican College (CHAC). Close proximity to Oxford Street restaurants, dining, and entertainment. This property is a true gem in Park Hill Estate, offering everything needed to live, work, and play in style and comfort. Don't miss out on making 3 Portwine Street your new family address. Contact The Gill Team today to schedule, or we welcome you to one of our open homes to view and see firsthand the lifestyle this magnificent home offers! All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.