

**32 Napier Street, Murarrie, Qld 4172**

Place. 

**House For Sale**

Thursday, 4 April 2024

32 Napier Street, Murarrie, Qld 4172

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



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## Auction

Auction Location: In-Rooms | 140 Oxford Street, Bulimba Set on an elevated 607sqm allotment featuring a prime 14.9-metre frontage, this dual-level property is ready to be renovated, enjoyed as is or transformed into your dream residence (STCA). Benefitting from a versatile layout that lends itself to dual-living arrangements, this outstanding home is close to the Murarrie train station and the soon-to-be-reimagined Murarrie Recreation Grounds. Built in 1980, the property is presented with timber-look floors and a versatile neutral colour palette. On its upper level, a spacious open-plan living and dining area flows from an airy sunroom. There is also an excellent adjoining kitchen displaying quality appliances and ample cupboard storage. You will also find an ensuited master bedroom, plus three additional bedrooms; the master and the second bedrooms have built-in robes. A tidy main bathroom encompasses a separate bath, shower and toilet. Downstairs, a generous living area with its own kitchenette is accompanied by a large multi-purpose room, another bedroom and a second full bathroom. Accessible by both levels, a large fully-fenced grassed rear yard has mature gardens and a shed. This fantastic outdoor area also provides plentiful space for children and pets, as well as a new extension or a new build (STCA). Complete with off-street parking for two cars and an internal laundry, the residence also includes air-conditioning and is tenanted until August, 2024. A stone's throw from Cannon Hill Kmart Plaza's many shops and dining options, this incredible home is near city-bound bus stops and Bulimba's fashionable attractions. Seven Hills Bushland Reserve's scenic walking tracks and the new Minnippi Golf Course are minutes away. Falling within the Murarrie State School and Balmoral State High School catchment areas, this brilliant property is also a short distance from Cannon Hill Anglican College, Saint Oliver Plunkett Primary School and Lourdes Hill College. Do not miss this exciting opportunity – 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.