

40 Wareela Street, Murarrie, Qld 4172

Sold House

Friday, 19 April 2024

40 Wareela Street, Murarrie, Qld 4172

Bedrooms: 3

Bathrooms: 2

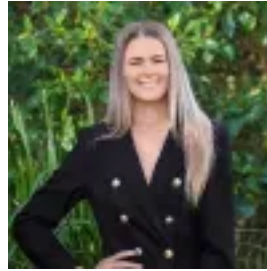
Parkings: 3

Area: 598 m2

Type: House



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\$1,260,000

3D Tour - <https://my.matterport.com/show/?m=RH9RY6atg5S>Nestled within the thriving suburb of Murarrie, 40 Wareela Street stands as a testament to refined updates and enduring charm. This property embodies opportunity in one of Brisbane's fastest-growing neighborhoods. Boasting a substantial 598sqm lot, this home is primed for immediate occupancy. It appeals to a diverse range of buyers - from young couples or families seeking a unique entry into this sought-after locale, to downsizers craving the comforts of a genuine home, dual living buyer/family, and investors eyeing a solid return. Adding to the appeal of this home is the self-contained studio downstairs, complete with two separate rooms, kitchenette and bathroom. Access out onto the rear patio gives it that private feeling. Ideal for home office needs, business or the teenager get away! A renovated 1980's home has without a doubt become just as popular as a brand-new modern home, if not more! Residences in this area are tightly held, especially those with as sizeable land as this one, so do not miss your chance here. Property Features: Upstairs:- Three generously sized bedrooms, all with built-in-robos, shutters and ceiling fans- Open plan living/kitchen/dining creating the hub of the household- Hardwood timber floors throughout- Modern kitchen with electric cooking including dishwasher- Main bathroom with separate toilet- Large rear covered entertaining deck overlooking the lush yard and trees- Air-conditioning and shutters in the living upstairs Downstairs:- Self contained studio with two MPR rooms, kitchenette, living, bathroom, separate toilet and laundry- Large patio area under deck- Perfect set up for home office with 3 points of entry Extras:- Fully fenced 598sqm block- Two carports front and rear- Large storage area/workshop at the front Rates & Return:- Estimated Rental Return: * \$725.00 - \$765.00 per week. - Council Rates: Approx \$471.19 per quarter. Location: 15* minute drive to Brisbane CBD 8* minute drive to Oxford St, Bulimba 10* minute drive to Brisbane Airport 12* minute drive to Westfield Carindale 5* minute drive to local shops: Woolworths, Coles, TK Maxx, Bunnings + more 4* minute drive to Brewdog Local schools include: Murarrie S/S, Balmoral State High, Cannon Hill Anglican College, St Oliver Plunkett 4* minute walk to Murarrie Train Station 2* minute walk to local bus stops 4* minute walk to local cafe; Sonny's Contact #1 Team Hansom Deanne Hansom | 0403 066 191 Ashleigh Hansom | 0448 742 538* = Approximate