

**2/37 Rawlinson St, Murarrie, QLD, 4172**



**House For Sale**

Tuesday, 17 September 2024

2/37 Rawlinson St, Murarrie, QLD, 4172

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Soaring tri-level townhome in boutique complex

Favourably located just a few short steps from Cannon Hill plaza, Murarrie train station, and parklands, this classy contemporary haven has been brilliantly designed to offer a luxe low-maintenance setting with a very clever separation of living. Filled with bright North-Eastern natural light from top-to-toe, and offering a fantastic flow between inside and out, it features a generous open plan living area sweeping out onto a breezy balcony, plus a smart kitchen featuring quality modern appliances and beautiful stone benches with breakfast seating. Crowning the residence, two air-conditioned bedrooms create an ensuite-style arrangement with shared use of a smart two-way bathroom, whilst the master enjoys perfect privacy on the ground floor, complete with an ensuite and access to a quiet courtyard. Offering plenty of space to sprawl out, relax, and entertain, it'd make an exceptional buy for investors, professionals, and those with older children who aren't quite ready to fly the coop. Additional highlights include:- Small complex of just 7 homes- Split system air con, on-trend timber-style floors, ceiling fans throughout- Spacious open plan living/dining/kitchen flows onto breezy balcony- Kitchen features quality modern appliances and stone benches- Clever separation of living Perfect for active households, this fabulous address boasts access to Murarrie recreation reserve at the end of the street, and sits within moments of Minnippi Golf Range and Colmslie reserve. Tucked among a slew of fashionable dining precincts between Bulimba, Hawthorne, and Rivermakers HQ, it's just a short drive from great schools including St Oliver Plunkett's primary and CHAC, with easy access to the CBD and Airport via nearby gateway motorway links.