

40 Tamba Street, Murarrie, QLD, 4172

House For Sale

Tuesday, 17 September 2024

40 Tamba Street, Murarrie, QLD, 4172

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House

The White Picket Fence Dream

Records dating back to 1900, welcome to the Kooka Cottage where timeless character meets modern comfort. Nestled in fast growing Murarrie, this quintessential character home offers comfortable living as it is, with huge potential to capitalise on this premium location.

As you approach, you'll be greeted by the classic workers' cottage façade and a charming front verandah, ideal for sipping your morning coffee or simply watching the world go by. Inside, the home features fresh interiors that radiate warmth and elegance, with high ceilings, traditional VJ walls, and polished timber floors that create an inviting ambiance throughout.

This residence offers plenty of space for smaller families, professional couples, or downsizers. It's move-in ready, yet provides endless opportunities for the new owner, whether you're considering minor cosmetic updates or planning major renovations-both of which would add value in this prime location. The kitchen is thoughtfully designed with ample counter space and modern appliances that complement the home's classic style. The open-plan layout ensures easy cooking and entertaining, all while maintaining a cozy, welcoming atmosphere.

Property Features:

- 405sqm block, front and side fencing
- Building record 1900 – however no character control and is not heritage listed
- Two bedrooms, both with built-ins, ceiling fans and air-conditioning
- Open plan living, dining and kitchen with air-conditioning
- Polished hardwood and pine timber floors
- VJ walls and ceilings – 3m* high
- French doors from the front bedroom and living leading to front deck
- Generously sized kitchen with electric cooking, dishwasher and ample cupboard space
- Reasonably flat block with beautiful gardens
- Non-legal height storage area & laundry
- Single lock up garage space
- Small garden shed

Rates & Return:

- Council Rates Approx: \$458.65 per quarter*
- Estimated Rental Return: \$625.00 - \$665.00 per week*

Location:

- 9km* to Brisbane CBD
- 11* minutes to Brisbane Airport
- 2* minute walk to local caf&ecute; and shops
- 3* minute walk to recently upgrades Murarrie Recreational Reserve
- 4* minute drive to local shops
- Local shops include: Woolworths, Coles, Kmart, TK Maxx, Bunnings, Rebel Sport & more
- 5* minute drive to Brewdog Murarrie
- 8* minute drive to Oxford St Bulimba
- 12* minute drive to Westfield Carindale
- Local schools include: Murarrie S/S, Cannon Hill Anglican College, Balmoral State High, St Oliver Plunkett & more

*= approximate

Contact Team Hansom

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