

**77 Woodanga Street, Murarrie, QLD, 4172**

**House For Sale**

Thursday, 1 August 2024

77 Woodanga Street, Murarrie, QLD, 4172

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## A Popular Product In Fast Growing Murarrie

Situated in one of Brisbane's rapidly expanding areas, this property is in high demand, offering a convenient lifestyle right at your fingertips. Set on a spacious 665sqm plot, this 1980s home is move-in ready and caters to a range of buyers including first-time homeowners, young professionals, investors, and downsizers.

Upstairs offers hardwood timber floors, lounge, dining and kitchen along with 3 bedrooms and bathroom. Wrapping around the front of the property is a balcony with fantastic elevated views - a glimpse of what you could have, if you decided to lift or build out.

Across the ground level is a rumpus room serviced by a bathroom, perfect for that extra space that you may need or create a man cave!

### Property Features:

3 generous bedrooms all with built-ins

Master complete with air-conditioning

Polished timber floors throughout

Good natural light

Double lock up garage with laundry

Entertaining area perfect for social gatherings and Sunday BBQ

Downstairs rumpus perfect for media room / office area and serviced by original bathroom

Privacy and security with a battleaxe block, giving you an extremely private backyard

Driveway allows for good off-street parking and turnaround area for all kinds of vehicles, boats, trailers etc

Elevated north facing view and breezes

Landscaped yard - no work to be done!

Council Rates: Approx. \$413.45 per quarter

Rental Return: \$640.00 - \$690.00 per week.

### Location:

9-10km\* to Brisbane CBD

10\* minute drive to Brisbane Airport

1\* minute access to Gateway to go north or south

13\* minute drive to Westfield Carindale

8\* minute drive to Oxford Street, Bulimba

5\* minute drive to popular BrewDog Dogtap

2\* minute drive to Murarrie Recreation Reserve

### Contact Team Hansom

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\* = approx.