

# Unit 6/22 Rawlinson Street, Murarrie, Qld 4172

## Sold Townhouse

Friday, 25 August 2023

Unit 6/22 Rawlinson Street, Murarrie, Qld 4172

**Bedrooms: 3**

**Bathrooms: 2**

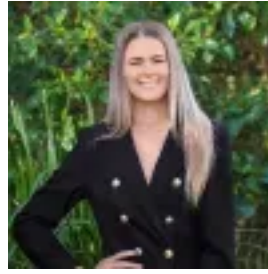
**Parkings: 2**

**Area: 150 m2**

**Type: Townhouse**



Deanne Hansom  
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## Contact agent

Highly sought after in growing Murarrie, this tri-level residence has been designed to suit modern day living offering the opportunity to the first home buyer, investor or young family hoping to stay close to the CBD. Contemporary in its design and thoughtful in its layout, the town home showcases plenty of elegant features and carpeted floors with an abundance of natural light. On its middle level, a spacious open-plan living and dining area allows you to relax and host guests with ease. This area forms the hub of the household adjoining an impressive entertainer's kitchen, featuring quality stainless steel appliances, expansive stone bench tops & an abundance of storage. Enjoy the Queensland climate year-round with a generous and private covered balcony. The middle level also contains a third bedroom, perfect for a guest, study or play room. On the upper level you'll find the large master suite complete with an ensuite. The second bedroom accompanies this level however separate from the master giving some privacy to the floor plan. The main bathroom offers a shower and bath, perfect for the young family. On the ground level, you have internal access to the staircase, as well as the laundry and back courtyard (largest in the complex). Property features: Three bedrooms with ceiling fans and built-in robes Split system air-conditioning in the main bedroom Master complete with ensuite and balcony Large open plan living with air-conditioning Covered balcony with privacy Security screens on the middle level living areas Secure access to garage and internal access to the home Small complex of 6 Visitor park at back of complex Rates & Fees: Council Rates: Approx \$480.95 Per Quarter Body Corporate: Approx \$627.75 Per Quarter Estimated Rental Return: \$700.00 - \$740.00 Per Week Location: 8-9km\* to Brisbane CBD 3\* minute walk to Murarrie Train Station 2\* minute walk to local bus stops 3\* minute walk to local cafe - Sonny's 11-12\* minute drive to Brisbane Airport 12-14\* minute drive to Westfield Carindale Nearby shops include; Woolworths, Coles, Kmart, TK-Max, Bunnings, Rebel Sport & more Local schools include; Murarrie S/S, Cannon Hill Anglican College, Balmoral State High School, St Oliver Plunkett, Cannon Hill S/S, Moreton Bay colleges. Contact TEAM HANSOM - #1 Murarrie Agent 2021 & 2022 Deanne Hansom | 0403 066 191 Ashleigh Hansom | 0448 742 538\* = Approximate