

**122 Shrapnel Road, Cannon Hill, Qld 4170**



**House For Sale**

Tuesday, 14 May 2024

122 Shrapnel Road, Cannon Hill, Qld 4170

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 405 m2**

**Type: House**



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## Expressions of Interest close 5th June

Located in a sought-after street 200m from Cannon Hill Anglican College and footsteps from shops and transport, this post-war home boasts a perfect position and endless potential. An excellent opportunity for young families, investors and those looking for a new project, the property presents a remarkable opportunity to live in, rent out, update with a stylish renovation, or build a luxury new home (STCA). Featuring great bones and classic character details, including high ceilings, timber floors and casement windows, the house comprises two self-contained levels with four bedrooms, an office, two living spaces, and a light-filled kitchen. Relax under a canopy of greenery on the private timber deck, and let kids run and play on the undercover patio and big backyard, which provides lots of space for a swimming pool (STCA). A mature mango tree creates privacy at the rear of the block and can be removed to allow the home to harness sweeping sights across the city skyline. With so many options on offer, you can move straight in or transform the home and create the house and lifestyle of your dreams, where kids can walk to school and you can stroll to local cafes. Property features include:-

- Post-war home in a wonderful location on a 405sqm lot- Opportunity to live in, rent out, renovate or rebuild (STCA)-
- Potential to remove the mango tree and capture sensational city views- Office, 4 bedrooms, 1.5 bathrooms, internal laundry, carport- Upstairs living room, downstairs rumpus room- Kitchen/dining area featuring a freestanding cooker-
- Rear timber deck and undercover patio for entertaining- Generous backyard and mature gardens for kids, pets or a pool

In a position perfect for families, children are just 200m from Cannon Hill Anglican College and 1.2km from Cannon Hill State School and Cannon Hill train station. Morningside Central with Woolworths is just 650m from your door, and you can walk to Coles, cafes, restaurants, shops, gyms, parks and childcare. Additional shopping and dining are nearby at Cannon Hill Plaza and Westfield Carindale. Just 14 minutes to the Airport, 16 minutes to the CBD, and 20 minutes to the Wynnum/Manly foreshore, this lifestyle location has it all.