

**13 Keats Street, Cannon Hill, Qld 4170**

**House For Sale**

Wednesday, 29 November 2023



13 Keats Street, Cannon Hill, Qld 4170

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 420 m2**

**Type: House**



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## Auction

Auction Location: On-Site Character meets contemporary in this 1940s picket fence home resting on a flat, elevated block basking in beautiful bay breezes. The former 'Cannon Hill Gospel Hall', this period property is rich in charm and has been immaculately renovated across the open, airy upper level. Raised to legal height downstairs, all the hard work has been done, allowing you to build in and further expand now or in the future. Presenting the perfect layout for young families, the timeless interiors are adorned with original timber floors, VJ walls, sash windows and 3.9m ceilings retained from the church. The wide front verandah flows inside the inviting kitchen, living and dining area, forming an open oasis amongst the breezes. The relaxed comfort continues on the large rear deck, which caters to spectacular entertaining with its scenic city glimpses, outdoor kitchenette, and views across the level backyard, featuring room for kids, pets and a pool. Three bedrooms, two bathrooms, an extra toilet, and a laundry are upstairs, including a master ensuite. With the under-house area featuring secure storage and parking at legal height, this level is renovation-ready, allowing you to build in with extra living and bedrooms as your family grows. Property highlights include:- 1940s character home and former gospel church on 420sqm- Beautifully renovated and lower level raised to legal height- Incredible opportunity to build in and further renovate- Open living/dining/kitchen with stainless steel appliances- Front verandah and rear deck with city glimpses and a kitchenette- Flat backyard with lots of room for playtime and a pool- Three bedrooms, including one with an ensuite- Main bathroom with a freestanding bathtub and stonetop vanity- Internal laundry featuring a third toilet upstairs- Lower level with secure storage, parking and electric roller door- Off-street parking for two additional cars- Crimsafe screens on the front windows- LED strip lighting under stairs and new electrical- Air-conditioning in the living area and two bedrooms Close to everything you could ask for, this home is right around the corner from bus stops, cafes, restaurants and gyms along Wynnum Road and 650m from Cannon Hill station. Cannon Hill State School is just 800m away, and you can walk to childcare, Cannon Hill Anglican College, parks, playgrounds, netball courts, swim schools, and Murarrie Recreation Reserve, which is currently undergoing a major upgrade. Only 1km from Cannon Hill Plaza, 4.3km to Westfield Carindale, and 20 minutes to the bayside and CBD, you will love this lifestyle location. Council Rates: \$557.10 per quarter excl. water/sewer. Rental Appraisal: \$800 to \$900 per week. Disclaimer: This property is being sold by auction and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.