

135 Erica Street, Cannon Hill, Qld 4170

Place. 

Sold House

Monday, 8 January 2024

135 Erica Street, Cannon Hill, Qld 4170

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 766 m²

Type: House



Meagan Muir

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\$1,530,000

Auction Location: In Rooms - 140 Oxford Street, Bulimba

Endless Options...this is the one you have been waiting for! Introducing this exceptional property, located on Erica Street's high side, with a standout 1970s post-war facade and fully renovated in 2011, this is one not to be missed. Situated on a generous 766sqm parcel of land, this three-bedroom home offers a multitude of features and possibilities for its future. Whether you're looking to renovate, enjoy it as is, or even create your dream home (subject to council approval), this property has it all. As you step inside, you'll be greeted by the spacious open-plan living and dining area, which bathes in natural light and offers a bright and airy atmosphere. The heart of the home is the fully renovated kitchen, featuring sleek Caesarstone benchtops, a convenient walk-in pantry, a gas cooktop, and soft-close drawers. It seamlessly connects to the open-plan lounge and dining area well equipped with louvres capturing refreshing breezes, making it perfect for family gatherings and entertaining. The three generously sized bedrooms all come equipped with large built-in wardrobes, ensuring ample storage space for your needs. Additionally, ceiling fans have been installed in each bedroom for your comfort. The polished hardwood floors throughout the house and soaring high ceilings, add a touch of timeless elegance. The modern bathroom is well-maintained and is only steps away from the bedrooms. High ceilings enhance the overall sense of space and charm of the home. Stepping outside, you'll find a large backyard with the potential to add swimming pool (STCA), creating a private oasis for relaxation and entertainment. Those seeking space for completing projects will love the 9x6m shed, complete with automatic roller doors and side access. This versatile space offers room for two cars as well as a workshop area. It's a perfect space for DIY enthusiasts or anyone in need of extra storage. Premium features included: solar panels, remote two car garage, security door screens, polished timber floors, ample storage with built in linen cupboard and so much more. For those looking to take advantage of this fantastic opportunity, the property will be sold at public auction on Wednesday, January 31st, at 9 AM (unless sold prior). The auction conditions include an initial deposit of \$10,000, with the balance of 5% payable the following business day and settlement on or before Friday, March 1, 2024. To register to bid, please contact our team at teammuir@eplace.com.au. Located in a convenient area, this property is surrounded by a multitude of shops and dining options. It's also close to Seven Hills Bushland Reserve, providing scenic walking tracks and outdoor activities. Cannon Hill Kmart Plaza and the Cannon Hill train station are nearby, ensuring your daily needs are easily met. Families will appreciate the property's proximity to Cannon Hill State School, Balmoral State High School, Saint Oliver Plunkett Primary School, Cannon Hill Anglican College, and Lourdes Hill College. This is an incredible opportunity you don't want to miss. Contact us today to arrange an inspection and explore the potential of this remarkable property.

Disclaimer This property is being sold by auction or without a price and therefore a price guide cannot 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.