

**17 FAVRIL STREET, Cannon Hill, Qld 4170**



**Sold House**

Tuesday, 19 March 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 350 m2**

**Type: House**

## Contact agent

Positioned in a prime family friendly location near the border of Cannon Hill and Carina is this spacious, modern, traditional family home on a convenient low maintenance 350m<sup>2</sup> lot. Upon entry, you'll encounter the cathedral high ceilings that open up the front entry and living area as an abundance of natural light beams through. The open floorplan flows seamlessly from the living areas to dining area and into the kitchen filled with plenty of storage, bench space, a wine rack and electric modern appliances. The lower level also boasts a large separate office room with a built-in work bench is ideal for working from home or studying with enough space for multiple work stations. A spacious laundry area with storage and a separate toilet sit adjacent to the office. Upstairs contains 3 large bedrooms all filled with natural light, each includes a built-in wardrobe and large family bathroom. The master bedroom boasts a large walk-in robe, a spacious ensuite and also enough room for a separate sitting/TV area. At the rear of the property step outside through the large glass patio doors to your full-width tiled and private patio, wrapping around the side and back of the house providing an extensive undercover entertainment area or a relaxing place to sit and enjoy the secluded tropical ambiance of the low maintenance gardens. Conveniently located within walking distance to local shops, Kmart Plaza, gyms, restaurants, parks, bush trails, public transport, and local schools. There is also easy access to the CBD, Gateway motorway and Airport. Other Property Features\* Ducted Air-Conditioning\* Ducted Vacuum System\* Full fenced and private back yard with established garden\* Enclosed outside washing line/drying area\* Abundant storage areas/laundry area and downstairs toilet\* Security screens to downstairs doors and windows\* Secure remote double garage Call to arrange a private inspection. Disclaimer: Although every effort has been made to ensure the accuracy of these details, neither the seller nor the agent provides any warranty regarding their accuracy. All interested parties should rely upon their own enquiries and independently verify the accuracy of these details.