

23 Dahlia Street, Cannon Hill, Qld 4170

Place. 

Sold House

Friday, 8 September 2023

23 Dahlia Street, Cannon Hill, Qld 4170

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 764 m²

Type: House

Contact agent

Auction Location: On site - 23 Dahlia Street, Cannon Hill Set on a huge 764sqm parcel of land with an expansive 17-metre frontage, this three-bedroom property is ready to be renovated, enjoyed as is or demolished to create your dream abode (STCA). Beautifully maintained and positioned on Dahlia Street's high side, this stand out residence boasts a large rear yard and an impressive multi-purpose shed. Situated amongst established homes, the property greets you with a traditional facade and mature front gardens. Spread across a single level, this family-friendly home includes a spacious open-plan living and dining area that exudes a bright and airy ambience. The adjacent kitchen, with a tiled splashback and ample storage, is neat and functional. Three generously sized bedrooms are serviced by a well-kept main bathroom, complemented by a powder room and air-conditioning for added comfort. Timber floors feature throughout the residence's interior. Outside, a generous fully-fenced grassed rear yard provides vast amounts of space for children and pets to play. Showcasing a paved alfresco area, this spectacular outdoor area is fringed by gardens. Those seeking space for completing projects will love the property's 6x9x3-metre shed with an insulated roof, a 32-amp power cable, a reinforced slab base, perimeter bars and excellent drainage. Our instructions are extremely clear – this property will be sold at public auction onsite Saturday 16th September at 10:00AM (unless sold prior). Auction conditions are \$10,000 initial deposit with the balance of 5% payable the following business day and settlement on 23rd October 2023. Please call or email teammuir@eplace.com.au to register to bid. Presenting an incredible buying, renovation or building opportunity (STCA), this sensational home is close to a multitude of shops and dining options. Seven Hills Bushland Reserve's scenic walking tracks, Cannon Hill Kmart Plaza and the Cannon Hill train station are nearby. Falling within the Cannon Hill State School and Balmoral State High School catchment areas, this brilliant property is also a short distance from Saint Oliver Plunkett Primary School, Cannon Hill Anglican College and Lourdes Hill College. Do not delay – call to arrange an inspection today. This property is being sold by auction or without a price 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.