

**28 Montfort Street, Cannon Hill, Qld 4170**

Place. **P**

**House For Sale**

Thursday, 9 May 2024

28 Montfort Street, Cannon Hill, Qld 4170

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 490 m2**

**Type: House**



Meagan Muir

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## Top Offer by 28th May 12PM

Exuding classic elegance, this stunning character home is set on a 490sqm allotment close to local conveniences. Also just a stone's throw from the Cannon Hill train station and Seven Hills Bushland Reserve's popular walking tracks, this spectacular property will impress families, entry-level buyers and investors alike. Beautifully maintained, the residence is given exceptional street appeal by its grand traditional façade, covered full-width verandah and fully-fenced front garden. Equally enchanting, the home's interior features exquisite timber floors, plantation shutters and freshly painted walls in a calming neutral colour palette. Flowing from the property's welcoming entry and central hallway, a generous living area is accompanied by a newly updated kitchen. Displaying quality appliances and stone benchtops, this fantastic culinary space is also equipped with ample Shaker-style cupboard storage. Residents will also appreciate the home's grassed yard, which provides marvellous space for children and pets. Completing the property, a superb main bathroom services three sizeable bedrooms. Other notable details include a single carport, air-conditioning and ceiling fans. Ready to enjoy, this impeccable residence is only minutes from Cannon Hill Kmart Plaza and the new Minnippi Golf Course. Bulimba's fashionable attractions, the city-bound Gateway Motorway, the soon-to-be-upgraded Murarrie Recreation Reserve and a number of city-bound bus stops are nearby. Positioned within the Cannon Hill State School and Balmoral State High School catchment areas, this sensational home is also a short drive from Saint Oliver Plunkett Primary School, Cannon Hill Anglican College and Lourdes Hill College. Do not delay – call to arrange an inspection today.

**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.