

**44 Moncrief Road, Cannon Hill, Qld 4170**

Place. **P**

**Sold House**

Wednesday, 14 February 2024

44 Moncrief Road, Cannon Hill, Qld 4170

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 404 m2**

**Type: House**



Chris Rice

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## Contact agent

Welcome to 44 Moncrief Rd, Cannon Hill, where timeless elegance meets modern convenience. This inviting residence offers a blend of comfort and style, perfect for family living. As you approach, a freshly painted white picket fence and driveway greet you, setting the scene for a charming abode. Stepping inside, you're welcomed by an elevated entry and a delightful front porch, where cool breezes create a serene atmosphere. Ascending the stairs to the top level, Tasmanian oak floors guide you through the light-filled space. The heart of the home lies in the spacious kitchen, boasting generous stone benchtops, a breakfast bar and quality stainless-steel appliances. The open plan living and dining areas seamlessly flow onto the full-length deck, partially enclosed for year-round entertaining. Downstairs, a large second living area and bedroom provide flexibility, catering to multi-generational living or teenage retreats. The rear patio opens to fully fenced, landscaped gardens, creating a tranquil outdoor oasis. The entry from the garage leads to a versatile space ideal as a mudroom for kids and a separate laundry under the stairs adds convenience to the layout. Accommodation comprises four double bedrooms including the master suite. It comes complete with a walk-in robe and ensuite, providing a peaceful parents retreat. Two additional bedrooms on the upper level, with built-in robes, offer comfortable accommodation for the family and are serviced by a main bathroom with shower over bath combination. This meticulously maintained home boasts new flooring, 2.7m high ceilings to both levels, LED lighting and plantation shutters throughout, and security screens for added peace of mind. Zoned ducted air conditioning upstairs and split system air conditioning downstairs ensure comfort year-round. There is garage accommodation for two vehicles with a dedicated workshops/ storage space. Solar-powered whirly bird roof ventilation and a water tank contribute to the home's sustainability. You are located nearby to local schools including being within walking distance to Cannon Hill Anglican College and you will enjoy being a short stroll from train and bus transport, Coles, Woolworths, trendy cafes, restaurants, and boutiques. This prime position will also offer easy access to the Gateway Motorway for easy access to Gold & Sunshine Coasts. Experience the perfect blend of comfort and convenience at 44 Moncrief Rd, Cannon Hill – your ideal family haven awaits. 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.