

45 Gatling Road, Cannon Hill, Qld 4170

House For Sale

Friday, 5 April 2024



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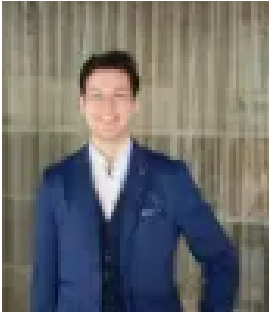
Bedrooms: 4

Bathrooms: 2

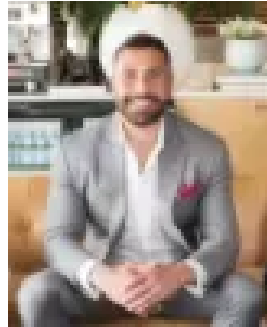
Parkings: 2

Area: 405 m2

Type: House



Dan Rutherford
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Darren Bonehill
0731553145

For Sale

Step into this stunning contemporary family home, nestled in a serene tree-lined street at the heart of Cannon Hill. Thoughtfully constructed, this home offers the perfect opportunity for families and professionals seeking a truly complete and luxurious home. As you enter, you're greeted by the smart two-story design, offering diverse living and entertaining spaces. The lower level unfolds with a spacious open-plan living, kitchen, and dining area, seamlessly extending outside through stacker doors which extend the full width of the property, to an elevated al-fresco area, a level grassed backyard, and a gorgeous pool area fitted out with a mineral pool, this truly is a home for entertainers and families alike. In the heart of the home, you'll find an expansive kitchen that will be the delight of any chef. It boasts impressive stone benchtops, ample storage, a dishwasher, a large oven with a gas cooktop, and a convenient walk-in pantry. Adjacent to the kitchen, you'll find a private study, a powder room, laundry, and internal access to the double lock-up garage, with additional storage space. Ascend the staircase to the upper level, where you'll discover four generously sized bedrooms arranged around a second living room, further enhancing the family-centric design. The main bedroom indulges with a walk-in robe and an ensuite bathroom completed with his-and-her basins, while the remaining three bedrooms offer built-in robes and share a well-appointed main bathroom with a bath and separate shower. Outside, you'll find a backyard oasis, a haven for outdoor enjoyment. Here, you'll find a covered al-fresco area which gently cascades to a beautiful pool area decked out with French pattern travertine tiling, an in-ground mineral pool, a sunbathing area – perfect for the Brisbane weather, and a hot & cold shower, all of which is encased by plate glass pool balustrades with stainless steel spigots. Giving the best of outdoor entertainment, you'll also find ample space for sports with a sizeable, grassed area. The home also comes equipped with a plethora of quality features: • New 9.13KW solar system with hybrid battery racking with up to 9.6kW capacity • Meticulously landscaped gardens with feature stone-faced garden walls, conifers, and outdoor lighting • Full-fenced property with remote gate and secure two-car lockup garage • New top-of-the-line security screens • Ducted air conditioning controlled by MyAir system on wall-mounted tablet and Wi-Fi application • Kitchen features a 900mm oven and stovetop • Matching 20mm stone benchtops throughout kitchen and bathrooms • Modern design blinds on windows • Additional power points and TV ports in all bedrooms

Near top-rated educational institutions such as CHAC and St Oliver Plunkett's Primary School, this fantastic location is conveniently situated just a brief walk from Morningside Central Shopping Centre, several gym, childcare facilities, and the Morningside Tennis Centre. Near to delightful dining and shopping opportunities, including the renowned Flour & Chocolate Patisserie, Rivermaker's HQ, and the vibrant precincts of Oxford Street, Hawthorne, and Morningside, it ensures easy travel to the CBD via the nearby Cannon Hill train station. Access to the airport and coastal areas is also effortless via the Gateway Motorway.

Disclaimer: This property is being 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.