

47 Grenade Street, Cannon Hill, Qld 4170

Place. **P**

House For Sale

Friday, 31 May 2024

47 Grenade Street, Cannon Hill, Qld 4170

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 405 m2

Type: House



Meagan Muir

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Auction

Auction Location: Onsite

Built in the 1920s and recently transformed into a pinnacle of luxury, this exquisite four-bedroom property on a prime 405sqm allotment is a masterpiece of superior craftsmanship. Brimming with exceptional entertainment options and elegant interiors, this stunning lowset home is ideally located between the Cannon Hill train station and verdant parklands. Expertly redesigned by 4Pillars Building, the residence perfectly balances charm and functionality. A grand traditional facade, complemented by a covered front verandah and manicured gardens, greets you upon arrival. Inside, the home boasts exquisite engineered hickory timber floors and lofty ceilings, with decorative breezeways, VJ walls, and a soothing fresh white colour palette that together create a timeless ambiance. The spacious open-plan living and dining area serves as a central gathering spot, seamlessly flowing from the welcoming entry and front porch. Perfect for relaxing and entertaining, the adjacent custom kitchen features a breakfast bar, 20mm engineered stone benchtops, a walk-in pantry, ample soft-close cupboard storage, and a full suite of premium Fisher & Paykel appliances. Bi-fold doors connect the main living space to a covered rear deck, enhancing the home's entertainment capabilities. The fully-fenced grassed yard provides ample space for children and pets to play. At the front of the residence, a lavish master suite includes a walk-in robe and an ensuite with floor-to-ceiling tiling, dual vanities, brushed gold tapware, and a large frameless shower. Three additional bedrooms, two with built-in robes and one that can double as a study, are accompanied by an immaculate main bathroom with a separate bath and shower. An internal laundry, quality ABI tapware, My Air-connected 14.8-kilowatt LG inverter reverse-cycle ducted air-conditioning, ceiling fans and excellent storage complete the property. Just metres from Evergreen Close Park's off-leash dog area and picnic facilities, this exceptional residence is close to Cannon Hill Kmart Plaza's shops and dining options. The soon-to-be-upgraded Murarrie Recreation Grounds and Seven Hills Bushland Reserve's scenic walking tracks are nearby. Our instructions are extremely clear – this home will be sold at public Auction on-site on Sunday 16th June at 8AM. Auction conditions are \$10,000 initial deposit with the balance of 5% payable the following business day and settlement is 30 days from contract date. Situated within the Cannon Hill State School and Balmoral State High School catchment areas, this spectacular home is also just moments from Cannon Hill Anglican College. Saint Oliver Plunkett Primary School and Lourdes Hill College are easily accessible. Don't miss this exciting opportunity – call to arrange an inspection today. Disclaimer: 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.