

**57 Molloy Road, Cannon Hill, Qld 4170**

Place. 

**Sold House**

Sunday, 13 August 2023

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**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 513 m<sup>2</sup>**

**Type: House**

**\$1,200,000**

Introducing a remarkable property that combines comfort, convenience, and eco-friendly living in one outstanding package. This 4-bedroom, 3-bathroom home with 2 car accommodation is a true gem nestled on a corner block, offering you the best of both worlds. As you step inside, you'll immediately notice the modern features that make this home stand out. The property boasts an impressive 24 solar panels and a 4.8kWh battery, ensuring you can enjoy reduced energy costs while minimizing your carbon footprint. Say goodbye to high electricity bills! Convenience is at your doorstep with a friendly grocer, fast food eateries, and bars just a stone's throw away. Access to main bus routes and a nearby train station within walking distance make commuting a breeze. And for families, excellent schools are situated close by, ensuring a quality education for your children. This property offers versatile living options with dual living capabilities, boasting two spacious living rooms. Imagine the possibilities of having separate spaces for entertaining guests or accommodating extended family members. The upper level is a true highlight, featuring bi-fold doors that lead out to a large deck, creating the perfect space for outdoor entertaining. Enjoy the beautiful breeze that sweeps through when the doors are open and bask in the comfort provided by the two ceiling fans. Additionally, a smaller deck on the opposite side allows for more intimate gatherings. The interior of the home exudes elegance and style. The upper level features stunning wooden floors, while the downstairs area is tastefully tiled. The bedrooms offer plush carpeting, providing a cosy and inviting atmosphere. The kitchen boasts a sleek stone benchtop, adding a touch of sophistication to your culinary adventures. To further enhance your comfort, this property is equipped with a brand new hot water system and split system air conditioning. No matter the season, you'll always enjoy the perfect temperature. Lastly, a garden shed provides ample storage space for your outdoor equipment, ensuring a clutter-free living environment. Our instructions are extremely clear - this property will be sold at public auction onsite Saturday 2nd September at 11am (unless sold prior). Auction conditions are \$10,000 initial deposit with the balance of 5% payable the following business day and settlement in 30 days. Please call or email [teammuir@eplace.com.au](mailto:teammuir@eplace.com.au) to register to bid. Don't miss out on this fantastic opportunity to own a home that combines modern living, energy efficiency, and convenience in a sought-after location. Act now and make this property yours today! 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.