

**6/17 Pickwick Street, Cannon Hill, Qld 4170**



**Townhouse For Sale**

Friday, 10 May 2024

6/17 Pickwick Street, Cannon Hill, Qld 4170

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



James Lewis  
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## By Negotiation

Positioned at the lucrative rear of the boutique complex of just six residences, this expansive tri-level townhome has been meticulously designed with lifestyle living in mind! Capturing an abundance of natural light owing to its end position with just one neighbouring residence, the home features vogue bamboo flooring in the living area which compliments the crisp internal colour palette. The first level of the home is expansive in layout and seamlessly integrates the kitchen, dining and living areas. Flowing seamlessly is the oversized north-facing entertainer's balcony which is leafy and secluded in outlook and will be the scene of many a social gathering or simply a space to unwind and relax! The U-shaped kitchen is cleverly designed to maximise functionality and boasts a 20mm stone benchtop with waterfall edge, an undermount sink, as well as high-end Bosch appliances including an induction cooktop. This level also features the unique inclusion of the light-filled third bedroom which benefits from separation and is ideal to be used as either a third bedroom, guest room, study or second living zone. The upper level of the home also captures an abundance of natural light and occupies the enviable Master bedroom which features an exclusive balcony, walk-in-robe and ensuite with full height designer tiling in the shower. Both bedrooms on this level feature their own walk-in-robe as well as the comfort of ceiling fans and air-conditioning, and is separated by a central bathroom which is complete with a bathtub. Perfectly positioned, this residence is located within close walking proximity to the popular Carport café and is a mere 350 metres from the Cannon Hill Plaza, as well as the newly opened Minnippi golf course. Public transport is at your doorstep, with an array of bus stops and the train station just moments away. The home is also within the sought-after catchment areas of Cannon Hill State School and Balmoral State High School, with Saint Oliver Plunkett Primary School, Cannon Hill Anglican College and Lourdes Hill College nearby.

- Rear-positioned, tri-level residence in a boutique complex of just six- Three bedrooms; Master with balcony, WIR and ensuite; Split third bedroom on first level- Bamboo flooring; fly screens; Air-con in living and two bedrooms; Ceiling fans throughout- U-shaped kitchen with waterfall benchtop, undermount sink and Bosch appliances (induction cooktop)- Central bathroom with shower-over-bathtub- Walk to Cannon Hill Plaza, Carport café, bus stops and train station, Minnippi golf course, schools / child care facilities; Swift access to CBD, Gateway Motorway and Airport- Currently tenanted until 24/02/2025

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