

63 Shelley Street, Cannon Hill, Qld 4170

Place. **P**

Sold House

Monday, 15 April 2024

63 Shelley Street, Cannon Hill, Qld 4170

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 421 m2

Type: House



Meagan Muir
0731076999

\$1,265,000

Auction Location: On-Site Welcome to your perfect slice of Queenslander charm nestled in a serene, family-friendly street, bursting with further potential and character on an easy care 421sqm. Presenting the perfect layout for young families, the timeless interiors are adorned with timber floors and character features throughout. Enjoying beautiful natural breezes, this home is ready to be enjoyed as is or potential to add value and expand the home further in the future. Featuring three bedrooms, all well equipped with built-in robes, ensuring ample storage for the whole family. Centrally located the kitchen forms the heart of the home & displays a breakfast bar, quality appliances and ample cupboard storage. Enjoying two decks both front and back and a grassy rear yard, providing the ideal setting for pets and kids to play. Raised with parking for two cars and storage all the hard work has been done, allowing you to build in and further expand now or in the future. There's endless potential to expand, allowing you to create the ultimate dream home. Whether you're a young family, executive couple or savvy investor this property offers the perfect balance of charm and functionality. Our instructions are extremely clear – this home will be sold at public Auction ON-SITE on Saturday 4th May at 12PM. 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 (however this can potentially be negotiable). Close to everything you could ask for, this home is right around the corner from bus stops, cafes, restaurants and gyms along Wynnum Road and a short stroll from Cannon Hill station. Cannon Hill State School is just 800m away, and you can walk to childcare, Cannon Hill Anglican College, parks, playgrounds, netball courts, swim schools, the new Minnippi Golf Course & the Murarrie Recreation Reserve, which is currently undergoing a major upgrade. Only 1km from Cannon Hill Plaza, 4.3km to Westfield Carindale, and 20 minutes to the bayside and CBD, you will love this lifestyle location. Don't miss out on the chance to make this superb Queenslander your own. 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.