

# 64 Shrapnel Road, Cannon Hill, Qld 4170

## Sold House

Thursday, 17 August 2023

64 Shrapnel Road, Cannon Hill, Qld 4170

**Bedrooms:** 5

**Bathrooms:** 3

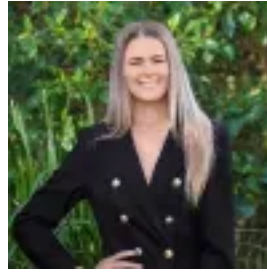
**Parkings:** 4

**Area:** 810 m2

**Type:** House



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**\$1,860,000**

Some things never go out of style, like a classic 1920's Queenslander. Rising up from an impressive 810m<sup>2</sup> block, this home has been richly restored and re styled for modern living and entertaining. Fusing historic character and charm with striking contemporary inclusions, this esteemed residence presents a truly special opportunity to acquire a luxurious holding within the highly coveted Cannon Hill locale. This classic Queenslander delivers sophisticated hospitality throughout, starting with an inviting front verandah offering the perfect alfresco setting and quintessential charm, flowing through to a beautifully restored interior. The timber floors bring warmth to an expansive upper level and offer the ideal backdrop to a crisp, light-filled palette; soaring ceilings, VJ walls and timber fretwork elegant inclusions. There are multiple large living and dining zones ideal for family flexibility whilst the large kitchen/dining creates the hub of the home. There is a generous supply of storage alongside gourmet appliances, large gas stove and double door fridge cavity. The living is seamlessly connected to the huge rear deck, covered and elevated with city glimpses. There is wonderful space to entertain and relax with stairs allowing you to extend any entertaining to the stylishly tiled patio below. Immaculately landscaped including automatic irrigation and garden lighting, the backyard is flat and fenced with plenty of space for children to play inclusive of a large in-ground swimming pool. Five bedrooms and three bathrooms also feature across the two levels, including a sophisticated master suite. Part of a popular family-friendly suburb, it's close to excellent schools, cafes, shops and restaurants. Ample public transport is nearby, plus take advantage of being approx. 8km\* from the CBD. Arrange your inspection of this exceptional entertainer today.

**Property Features:**

**Upstairs:** Two bedrooms, both with built-in-cupboards and air-conditioning Master complete with ensuite with skylight Traditional VJ walls & ceilings 3m\* high Polished pine timber floors throughout Large living flowing into kitchen/dining with city glimpses Gourmet kitchen with stainless steel benchtops, dishwasher, gas cooking and ample storage space Bi-fold windows and doors opening up the dining and deck Rooflined deck with tv connections ready to go Main original bathroom with laundry chute and bath

**Downstairs:** Three bedrooms, all with air-conditioning One could be used as home office/ business with own entry doors, looking over the back patio and yard Two bedrooms with built-in-robies Bathroom with separate Japanese inspired wet area for shower and bath – a must see Laundry with access to carport Under stair storage Patio with ample lighting

**Other:** 810sqm block, fully fenced Double carport Garden lighting Water tank – garden use Pool and pool shed Garden shed Solar – 3kw invertor

**Rates & Fees:** Council Rates: Approx \$837.87 Per Quarter Estimated Rental Return: \$1,300 – 1,400 Per Week

**Location:** 8km\* to Brisbane CBD 14\* minute drive to CBD 2\* minute walk to CHAC 5\* minute walk to Cannon Hill Train Station 1\* minute walk to bus stops 2\* minute drive to Colmslie Hotel 2\* minute drive to local shops 12\* minute drive to Brisbane Airport 15\* minute drive to Westfield Carindale

**TEAM HANSOM** Deanne Hansom | 0403 066 191 Ashleigh Hansom | 0448 742 538\* = Approximate