

72 Armstrong Road, Cannon Hill, Qld 4170



House For Sale

Friday, 3 November 2023

72 Armstrong Road, Cannon Hill, Qld 4170

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 810 m2

Type: House



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FOR SALE

Showcasing charming architectural detail, characteristic of Queensland. From the front porch overlooking the manicured front lawn to the chandeliers and accented with decorative fretwork, VJ's, wide floor boards and high ceilings, this property takes your breath away. French doors throughout spill light into the spacious interiors and open the home to showcase the true Queensland entertainer. The home retains the charming features of a character home yet offers everything for the contemporary lifestyle. With a modern kitchen and bathrooms, spacious living and expansive outdoor areas, this home will suit families and entertainers alike. The upper-level features timeless timber floors and three generous bedrooms with built-ins and ceiling fans. The formal dining area and adjacent lounge open via stunning French doors onto the front balcony. The kitchen is well appointed with an island bench, electric stove with hob and dishwasher. A brand-new bathroom is an excellent edition to this upper level. With its own separate entrance, the lower level offers versatility with an additional 2 bedrooms, a shared bathroom, and a studio/office – perfect for those who work from home. There is a second living area and separate laundry for practicality. Entertaining will come easy with multiple areas throughout the home, offering the covered resort style deck, sparkling inground pool, front porch, upstairs verandah and not to mention the pool deck and manicured gardens throughout. This fully fenced home is situated on an 810m² block (already on two titles), comes with side access and opportunities for dual living. This stunning property at a glance:

- 5 generous bedrooms, plus studio/ office
- Formal dining with two separate living rooms
- Kitchen with island bench and modern appliances
- Two bathrooms/ one recently renovated
- Airconditioned living and studio/ office
- Internal laundry and storage unit
- Manicured gardens/ stunning resort style pool
- Multiple entertainment areas
- 5kw Solar panels
- 3000L water tank
- Side access for additional storage or caravan/ vehicle
- 810m² fully fenced block (already on two titles)
- Large double remote lockup carport
- Multiple garden sheds
- Located minutes from over 5 shopping precincts and public transport

Investors: • Rental Appraisal \$1,150 - \$1,250 • Council Rates \$670 approx. per quarter

Cannon Hill is a highly sought-after suburb, offering a host of conveniences and easy access to the CBD. Situated ideally, this property is but a few minutes from Cannon Hill Shopping Centre, Westfield Carindale, IGA, Coles & Woolworths Precincts, Cannon Hill Train Station and major motorways. This home is truly one not to miss and will be sold without a price guide. To ensure you don't miss this opportunity, call Ryan Barabas at Elever Property Group on 0439 715 742 to organise your inspection today.*

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