

**73 Erica Street, Cannon Hill, Qld 4170**

**THE AGENCY**

**Sold House**

Friday, 8 September 2023

73 Erica Street, Cannon Hill, Qld 4170

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 405 m2**

**Type: House**

## Contact agent

Welcome to your ideal family haven! Nestled on a generous 405m<sup>2</sup> lot, this charming residence is a true gem. With a thoughtfully designed layout, it boasts a spacious lounge, inviting dining area, well-appointed kitchen, three cozy bedrooms, two modern bathrooms, and a convenient lock-up garage. Plus, it features not one but two delightful decks, one at the front and another at the back, creating the perfect spaces for relaxation and entertainment. Inside, the home exudes warmth and comfort, thanks to the gleaming polished floors that flow seamlessly throughout. Stay cool and comfortable year-round with ceiling fans and air conditioning in the living area, the master bedroom and the third bedroom. No need to worry about storage; each bedroom comes equipped with built-in wardrobes to keep your life organized and clutter-free. As the day turns into evening, you'll be treated to gentle breezes wafting in from Moreton Bay, providing a soothing backdrop to your deck side relaxation. Your location is simply unbeatable, with Cannon Hill Kmart Plaza just a stone's throw away, offering a vast array of shopping and dining options. Discover convenience at its finest, with nearby Bunnings, Pillow Talk, Aldi, TK Max, and a car service center, all within the shopping precinct. For those who commute, rest easy knowing there are several city-bound bus stops at your disposal, along with the convenient Morningside train station nearby. Families will appreciate the top-notch schools in the area, including Cannon Hill State School, Balmoral State High School, Cannon Hill Anglican College, and Saint Oliver Plunkett Primary School. Lourdes Hill College is just a short car or bus ride away, adding to the educational options for your family. Nature lovers will adore the proximity to Kerlgerie Park, a mere stroll away, offering access to playgrounds and scenic nature trails. Mark your calendar for the exciting auction day, scheduled for September 30th at 10.00am. Don't miss this opportunity to make this charming family residence your forever home!