

**113 Dahlia Street, Cannon Hill, Qld 4170**

Place. **P**

**House For Sale**

Thursday, 11 July 2024

113 Dahlia Street, Cannon Hill, Qld 4170

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 402 m2**

**Type: House**



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## For Sale Prior to Forthcoming Auction

Set on a prime 402sqm allotment in one of Cannon Hill's most exclusive streets, this dual-level character home boasts a picturesque outlook, light-filled interiors, high ceilings and superb entertainment options. Built in 2003 and beautifully maintained, this outstanding property is close to local conveniences and Seven Hills Bushland Reserve's scenic walking tracks and elite schools. Benefitting from an elevated aspect that captures refreshing breezes and delightful city and Gateway Bridge views, the residence showcases an attractive character facade and mature front gardens. Inside, exquisite timber and tiled floors are complemented by a versatile neutral colour palette. You will also find French doors and a timber central staircase with storage underneath. Airy and welcoming, a spacious open-plan living and dining area is situated on the home's upper level. There is also a covered front deck with a wonderful outlook, plus an excellent kitchen displaying a tiled splashback and ample cupboard storage. A suite of premium appliances includes a 90-centimetre Smeg freestanding dual-fuel Thermoseal pyrolytic oven/stove and a matching canopy rangehood. Continuing the entertainment options outside, a covered rear deck leads down to a fully-fenced grassed rear yard with established gardens and a large gravelled area. Finishing the upper level is an ensuited master bedroom featuring a built-in robe and front deck access, as well as two additional bedrooms and a main bathroom. Downstairs, another living area and fourth bedroom is accompanied by a dedicated study. Positioned at the property's front, this versatile space could be suitable for a home business. Complete with a huge, secure dual garage with high ceilings and an internal laundry, the residence also includes fabulous storage, a ground-level powder room, a storage-packed shed, security screens, an alarm system, split-system air-conditioning and ceiling fans. A stone's throw from Cannon Hill Plaza many shops and dining options, this exceptional home is an easy walk from the Cannon Hill train station and city-bound bus stops. The new Minnippi Golf Course and Bulimba's fashionable attractions are minutes away. Falling within the Cannon Hill State School and Balmoral State High School catchment areas, this sensational property is also a short distance from Cannon Hill Anglican College, Saint Oliver Plunkett Primary School and Lourdes Hill College. Do not miss this exclusive opportunity – call to arrange an inspection today. Disclaimer This property is being sold by auction or without a price and therefore a price guide cannot 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.