

**2 Duke Street, Cannon Hill, Qld 4170**

**House For Sale**

Wednesday, 26 June 2024



2 Duke Street, Cannon Hill, Qld 4170

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 408 m2**

**Type: House**



Caiti Shaw



Jane Hayes

0429912290

## Auction

**Auction Location: On-Site** Welcome to this charming, tastefully-renovated home that seamlessly blends modern convenience with timeless appeal. Perfect for families or those seeking a peaceful retreat, three-bedroom lowset offers a comfortable and stylish living experience. Set on a 408sqm allotment, the property includes:- Elegant character facade and an artificially-turfed front yard- Timber floors, a calming neutral colour palette and plantation shutters- Spacious open-plan living and dining area- Functional study nook off the living area- Fantastic adjoining kitchen displaying a breakfast bar, quality appliances and ample cupboard storage- Generous covered rear deck framed by privacy screens that is ideal for both grand and intimate gatherings- Fully-fenced grassed rear yard framed by mature gardens- Ensued master bedroom benefitting from double-glazed windows and a built-in robe- Two additional bedrooms also encompassing built-in robes- Main bathroom showcasing a separate bath and shower- Internal laundry- Secure dual garage and fabulous storage- Hard-wired security cameras, air-conditioning, ceiling fans and two rainwater tanks

Close to a plethora of shops and dining options, this superb residence is only minutes from the Cannon Hill train station and Seven Hills Bushland Reserve's scenic walking tracks. Cannon Hill Kmart Plaza, Bulimba's fashionable attractions and the new Minnippi Golf Course are nearby. Falling within the Cannon Hill State School and Balmoral State High School catchment areas, this excellent home is also a short distance from Saint Oliver Plunkett Primary School, Cannon Hill Anglican College and Lourdes Hill College. Do not delay – call to arrange an inspection today.

**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