

22 Erica Street, Cannon Hill, Qld 4170

Place. **P**

House For Sale

Thursday, 11 July 2024

22 Erica Street, Cannon Hill, Qld 4170

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 405 m2

Type: House



Meagan Muir

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Top Offer by Wednesday 7 August 12PM

Beautifully crafted in 2018 by the renowned GJ Gardener Homes, this dual-level property on a 405sqm allotment promises a fantastic lifestyle. Boasting a large rear yard, sensational entertainment options and an intelligent layout, this outstanding residence is close to local conveniences and Seven Hill Bushland Reserve's scenic walking tracks. Timelessly attractive, the home showcases a grand character facade and picket-fenced front gardens. Inside, tiled, carpeted and timber-look floors feature throughout. You will also find delightful touches such as plantation shutters and a fresh white colour palette. Capturing wonderful natural light, a spacious open-plan living and dining area is situated on the property's upper level. Entertainers and avid cooks alike will also appreciate the impeccable adjoining kitchen, which displays striking pendant lights, Caesarstone benchtops, quality appliances, a Zip tap, a walk-in pantry and ample cupboard storage. Also on this level, an ensuited master bedroom encompasses a private balcony and a walk-in robe. There are also two additional bedrooms with built-in robes, plus a well-appointed main bathroom benefitting from a shower over a bath. Downstairs, another living area spills out onto a covered patio. A large fully-fenced grassed rear yard with a boatshed-inspired storage shed provides plentiful space for children and pets. Another two bedrooms boasting built-in robes are accompanied by a third full bathroom, finishing the residence. Complete with a secure dual garage and a ground-level laundry, the home also includes excellent storage, Crimsafe security screens, new My Air-connected ducted air-conditioning and ceiling fans. Minutes from a slew of shops and dining options, this incredible property is near Cannon Hill Kmart Plaza and the Cannon Hill train station. Numerous city-bound bus stops, the new Minnippi Golf Course, Whites Hill Reserve's sporting facilities, the fashionable Martha Street café precinct and Camp Hill Marketplace are a stone's throw away. Falling within the Cannon Hill State School and Balmoral State High School catchment areas, this spectacular residence is also a short distance from Cannon Hill Anglican College, Saint Oliver Plunkett Primary School 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 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.