

**6 Canara Street, Cranbrook, Qld 4814**



**House For Sale**

Thursday, 4 July 2024

6 Canara Street, Cranbrook, Qld 4814

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 607 m2**

**Type: House**



Lisa Turner

0450449606

## Offers Over \$479,000

Discover 6 Canara Street, a two-storey residence in the central location of Cranbrook. This inviting home combines comfort with practicality, catering perfectly to families seeking space and convenience. The lower level (non-legal height), recently refreshed with a new coat of paint, offers additional living areas, including a versatile laundry space with hinged doors for privacy, alongside a convenient bathroom. Outside, a triple carport and side gate access ensure ample parking and enhanced security. An internal timber stairway effortlessly connects the upper and lower living areas, ensuring seamless accessibility throughout the home. The main living area, featuring warm timber floors, flows into the dining space and opens onto a spacious outdoor patio-perfect for al fresco dining and entertaining guests. The well-appointed kitchen overlooks a serene backyard, enhancing the pleasure of cooking and dining at home. Down the hall, three bedrooms await, each with built-in cupboards, carpeted floors, and air conditioning. Bedroom three has a dedicated study desk in a quiet corner, ideal for work or study sessions. Adjacent to the bedrooms, a generously sized bathroom offers convenience and comfort. External stairs from the upper-level deck lead directly to the downstairs bar area, enhancing the home's entertainment potential and promoting seamless indoor-outdoor living. A sliding glass door opens from the downstairs patio to a sprawling outdoor entertaining space with a translucent roof and a powered bar area overlooking a beautifully landscaped backyard-perfect for family gatherings and children's play. Located in the heart of Cranbrook, this residence enjoys proximity to highly regarded schools, including Holy Spirit Catholic Primary School, Ignatius Park College, and Heatley Primary School. Essential amenities such as Stockland Shopping Centre, Coles Aitkenvale, Lamberts Fresh Produce, and Cranbrook Medical are within easy reach, ensuring convenience for everyday needs.

**Property Features:**

- Triple carport parking with side gate access for added security
- Internal timber stairway connecting upper and lower living areas
- Freshly painted lower level with additional living spaces and bathroom
- Main living area with homely timber floors flowing into dining space
- Well-appointed kitchen with scenic backyard views
- Three bedrooms with built-in cupboards, carpet, and air conditioning
- Bedroom three features a dedicated study desk
- Spacious bathroom conveniently located near bedrooms
- Downstairs bar area with external stairs from upper-level deck
- Expansive outdoor entertaining area with a translucent roof and powered bar area
- Beautifully landscaped backyard ideal for family gatherings

• Approx. Half-yearly rates \$1,929.08