

# 60 Imperial Avenue, Cannon Hill, Qld 4170

## House For Sale

Wednesday, 3 July 2024

60 Imperial Avenue, Cannon Hill, Qld 4170

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 734 m<sup>2</sup>

Type: House

## Best Offers By 18th July 2024

Unveiling a contemporary marvel that showcases modern design, quality craftsmanship, whilst providing a perfect blend of style, comfort, and convenience all on one level. Built in 2019, this home boasts a sleek design and 2.7m high ceilings giving you that sense of space with an abundance of light given to the generous living spaces. Whether be downsizing, family living, or investment; this home truly showcases all that is possible and should not be missed. Inside the home exudes elegance with practicality and includes a dedicated office space, perfect for those who work from home or have a need for a 3rd living space. This area overlooks an alfresco living area giving you a tranquil feeling whilst working from home. 4 Generous bedrooms all with ducted air, built in robes provide ample space for the family and the master suite includes a generous walk-in robe and ensuite. The gourmet kitchen forms the hub of the home with top of the line appliances, 900mm wide oven, gas cooktop and range hood, plus butler's pantry, stone benchtop, ample storage all making entertaining or creating the family favourites a breeze. Integrated with the hub of the home are two oversized living spaces allowing a flowing access to the dining, and the outdoor patio area providing you with that classic of the Queensland lifestyle. 733m<sup>2</sup> block that is relatively flat allows an abundance of space for the children to enjoy, plus there is space at the side to park the extra toys if you decide, plus room for a pool should you choose. Double lockup garage with extra off-street parking on the driveway is a delight. This remarkable home offers easy access to elite schooling options, an abundance of shops and dining establishments, as well as convenient access to Brisbane CBD and airport. Parks, off leash dog parks, and Seven Hill reserve walks are all just outside your door. This home truly has it all!

**Property Features:** 4 Generous bedrooms all with ducted air and robes Master suite complete with walk in robe, ensuite, ceiling fan, ducted air and access to the rear patio Office area at the front or 3rd living space or create a 5th bedroom if you choose Alfresco outdoor area at the front Two generous living areas complete with ducted air and plantation shutters Modern kitchen with stone benches, 900mm wide stainless steel gas cooktop, oven and canopy rangehood. Includes pantry and abundance of storage Generous main bathroom including large tub for the relaxation and separate toilet/ powder room Large rear patio with roof line cover overlooking the generous rear yard Double lockup garage with remote access and internal access to the home and rear door access to the yard. 733m<sup>2</sup> block of land fully fenced 2.7m high ceilings throughout Ducted air throughout with iZone control panel, allowing smartphone connectivity which allows you to remotely control your home climate. Rates and Returns: Estimated rental return: \$1,200.00 - \$1,250.00 per week\*

**Location tips:** Walk out the door to the Seven Hills reserve and walks paths Off leash dog parks nearby Minutes to Cannon Hill Anglican College (CHAC), Balmoral High, Lourdes Hill, Ioana Boys, or Moreton Bay Boys/ Girls colleges Walk to St Oliver Plunkett primary school, or the Cannon Hill Primary school Walk to Morningside shops or minutes to the Cannon Hill Plaza Minutes drive to Morningside railway station (if you don't mind a walk then this is also possible) Walk to the Cannon Hill netball courts, Cannon Hill train station Approx 12-14 min drive to Westfield Carindale Approx 12-14 min drive to Brisbane Airport