







116 Shrapnel Road, Cannon Hill

3 1 2

Convenience and Comfort!

Beautifully updated and ideally positioned in the heart of Cannon Hill, this charming three-bedroom home offers comfort, convenience and plenty of space to enjoy.

Property Features:
- Three bedrooms with built-in wardrobes
- Renovated bathroom with rainfall shower and premium finishes
- Spacious living area with hardwood timber flooring
- Kitchen with ample storage overlooking backyard
- Covered outdoor entertaining area
- Large fully fenced backyard
- Ducted air-conditioning and ceiling fans throughout
- Renovated laundry
- Under-house storage and garden shed
- Off-street parking for two vehicles
- NBN connection
- LED lighting throughout
- Whole-house water filtration system
- Rainwater tank
- Soundproof insulation

Conveniently located close to Cannon Hill train station, local cafes, restaurants, parks, schools and the popular Rivermakers precinct, this

FOR RENT
Please Call

AGENCY
LJ Hooker Cannon Hill
(07) 3906 1366

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

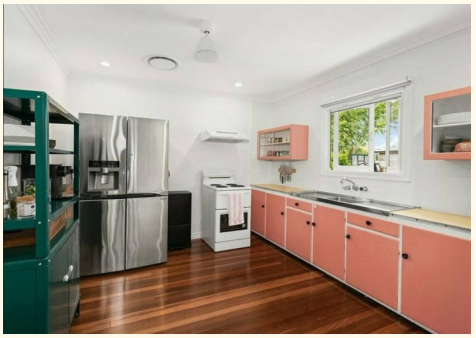
home offers an excellent lifestyle in a sought-after location.

IMPORTANT! Please note:

- Please use either the "Book Inspection" or "E-Mail Agent" button to view and register for available times and to be notified of changes of times. If no times are suitable, please call the office on 3906 1366, to arrange a suitable time.
- If no inspection time is displayed, please register by clicking on the "Request an Inspection Time" tab so we can contact you once access is arranged.
- If you do not register, we cannot notify you of any time changes, cancellations or further inspection times.
- Please E-Mail pm1@ljhch.com.au or contact our office on 3906 1366 prior to submitting your application and state the address of the property you wish to apply for to obtain for a copy of the General Tenancy Agreement including any special terms and conditions.
- If the property is individually metered and WELS compliant, the owner reserves the right to charge water consumption if stated on the lease and will be invoiced by the Agent.
- Pets considered upon application.

MORE DETAILS

Property ID	TUZGVB
Property Type	House
Including	Air Conditioning
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Water Tank











LJ Hooker Cannon Hill (07) 3906 1366
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