

122 Erica Street, Cannon Hill

## Cannon Hill Charmer!

This spacious 4 bedroom, 2-bathroom home has an ideal layout for families, with multiple break away living spaces both indoor and outdoor. The light infused living spaces, timber floors and character cornices just add that perfect nod to the character of the home, giving you that charming feeling as you walk throughout this home.

Part of a popular family-friendly suburb, it's close to excellent schools, cafes, shops and restaurants. Ample public transport is nearby, plus take advantage of being approx. 8km\* from the CBD. Arrange your inspection of this exceptional entertainer today.




### Property Features:

#### Downstairs:

- Two oversized bedrooms, with lovely timber floors
- Massive family rumpus room with timber floors and air conditioning
- Lower deck area has access via the French doors from the rumpus area - perfect for watching the children play
- Large bathroom complete with spa
- Large designer styled laundry - equipped to cater for all the family needs

#### Upstairs:

- Two large bedrooms, Master bedroom complete with air conditioning

4  2  2 

### 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.



Classic upper living spaces for formal lounge and dining, showcasing classic timber picture rails, cornices and timber floors  
Main bathroom with 2-way access to the rear deck, perfect for when you are entertaining  
Kitchen is a galley style with new gas cooktop, new oven and range hood. Includes dishwasher  
Access full length rear deck with views towards the gateway, and yet privately surrounded by trees

Extras:

2 lockup garages

Fully fenced yard with an abundance of space for the children to enjoy  
804 m2 block - dimensions 23m x 34.4m

Location:

Walk to St Oliver Plunket, & Cannon Hill Primary

Minutes drive to Balmoral State High and Cannon Hill Anglican College (CHAC)

Walk to parks, Bikeways and Netball courts

- 13 min approx. to Brisbane Airport\*
- 9 radial km approx to Brisbane CBD\*
- 14 min approx. to Westfield Carindale\*

Minutes drive to Morningside shopping centre or the Cannon Hill Plaza

- approximate

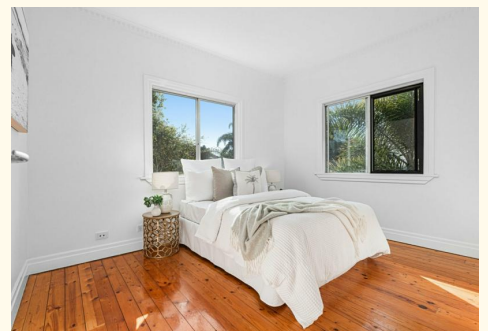
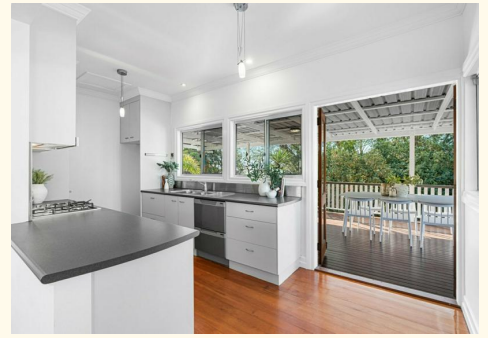
IMPORTANT! Please note:

- 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 TUAGVB  
Property Type House  
Including Ensuite  
Air Conditioning  
Courtyard  
Deck  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Fully Fenced  
Water Tank

**LJ Hooker Cannon Hill (07) 3906 1366**  
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