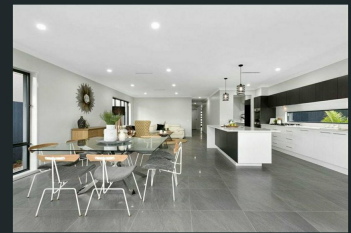
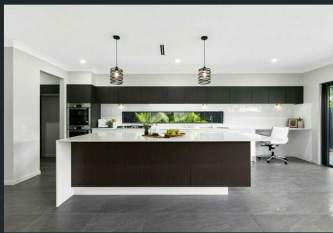




LEASED



## Cannon Hill, 34 Shrapnel Road

Generous space with a lovely touch of elegance!

Welcome to 34 Shrapnel Road, Cannon Hill! - a home that offers all that you could desire for your family needs and nestled in one of the most highly sought after pockets of Cannon Hill. Located just a short stroll from the Morningside shops or the Cannon Hill Anglican college, this is a home not to miss.

The abundant spaces offered to your family within this home are showcased with a lovely touch of elegance throughout. Catering for your family needs are the beautifully light infused open plan living areas with easy access to the kitchen, patio or dining area, plus there are a further 2 living areas for your family needs with a media/TV room or make it a study and an upstairs living/rumpus area.

The kitchen will delight any chef with large stone bench space, an abundance of storage, 900mm wide oven and gas cooktop plus a generous butler's pantry. Cooking for your family needs or just entertaining, this kitchen will make catering so much easier.



**Disclaimer:** 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.

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

Upstairs is focused on the bedroom space, but once again that elegance flows throughout, and thought has been given to the design of space and an extra breakaway living space. The generous sized master bedroom has a walk-in robe, open plan ensuite with a feature free standing tub and separate areas for the toilet and shower. The other 3 bedrooms are generous in size with robes and ducted air conditioning.

Property Features:

Upstairs:

4 generous sized bedrooms, all with robes and ducted air  
Master bedroom oversized with private balcony access, walk in robe, open plan ensuite with feature free standing tub  
3rd living upstairs/rumpus area for the teenage getaway space

Downstairs:

Media/TV room or make it a study  
Large open plan lounge and dining area all opening onto the rear patio through sliding doors  
Large kitchen with stone benches, 900mm wide oven and gas cooktop, dishwasher and butler's pantry  
Private deck area overlooking the rear yard and wraps around the side  
Double lockup garage with remote access and internal access to the home. Extra space on the side and 2 off street carparks at the front on the driveway  
Laundry with good bench space and access to clothesline  
Fully fenced yard  
Crim safe screens downstairs and on doors upstairs

The rent will be increased to \$1300.00 per week commencing from the 4th August 2025.

Location tips:

Walk to the Morningside shops, Morningside Tennis centre, local gyms & local buses  
Walk to either the Cannon Hill train station or the Morningside station  
Walk to the Cannon Hill Anglican College and Cannon Hill State School  
Minutes to St Oliver Plunket, Iona Boys College, Moreton Bay Boys or Girls Colleges or Bulimba State High  
Approx 3-5min drive to Oxford St restaurant precinct  
Approx 12-14min drive to Westfield Carindale  
Approx 12-14min drive to Brisbane Airport  
Approx 6-8 radial km to Brisbane CBD

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.



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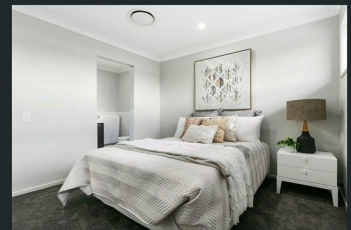
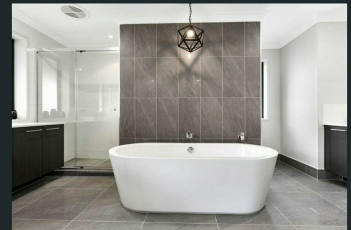
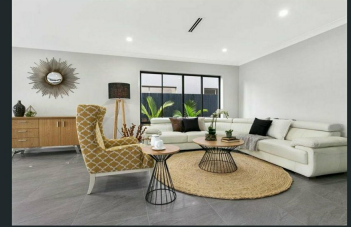
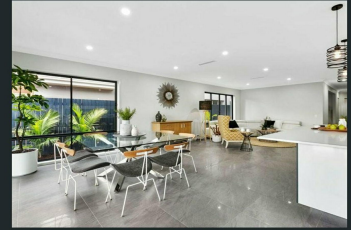
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- If you do not register, we cannot notify you of any time changes, cancellations or further inspection times.
- Please E-Mail pm1@ljhch.com.au or contact our office on 3906 1366 prior to submitting your application and state the address of the property 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 About this Property

<b>Property ID</b>	TFZGVB
<b>Property Type</b>	House
<b>Including</b>	Air Conditioning Balcony Deck Outdoor Entertaining Secure Parking Fully Fenced

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