

Cannon Hill, 120 Armstrong Road

The Three C's – Charm, Convenience & Comfort

A tasteful combination of timeless charm and modern comfort, this three-bedroom character home invites you to secure a prime Cannon Hill address. Only 8km* to the CBD, this sensational property boasts traditional details, superb updates and has already been lifted to legal height!

Inside, polished timber floors, high ceilings and a light-filled interior create a warm and inviting atmosphere, seamlessly combining classic charm with modern functionality. The heart of this home lies in its open-plan living and dining area, which seamlessly connects to an adjoining the large outdoor deck to entertain in style; ready to suit your entertaining needs.

Property Features:

Three generous bedrooms, all with built-ins, ceiling fans, 2 rooms with air conditioning
Master complete with walk in robe + ensuite



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 Sale

Best Offers Closing 16th June - if not prior

View

ljhooker.com.au/THUGVB

Contact

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LJ Hooker Cannon Hill
(07) 3906 1366

Open plan living creating the hub of the household, complimented timber floors and air conditioning

Generous kitchen with large bench spaces, storage, gas cooktop & includes dishwasher

Roof lined rear deck overlooking the yard with side plantation shutters, blinds & Gas BBQ connection

Generous front deck to enjoy that early morning cup of tea

Lifted to legal height underneath – set ready for your creation! 2.7m height

Internal stairs

Double lock up garage (can fit 3 cars – 1 side tandem)plus an abundance of storage room

Laundry and storage downstairs

Fenced 405sqm block with lush landscaped gardens

Built in 2007 - 1 owner only

Polished timber floors throughout the upper floor level

Security screens on most windows upstairs.

Plantation shutters on master bedroom and living

Upstairs ceiling height 2.65m

Gas hot water system

Rates & Returns:

Rental return: \$850 - \$900 per week*

Council Rates: \$564.45 per quarter*

Location:

8km* to Brisbane CBD

15* minute drive to Brisbane Airport

15* minutes to Westfield Carindale

2* minute drive to CHAC

2* minute walk to Cannon Hill Train Station

1-2* minute walk to local bus stops

Local schools include: Cannon Hill Anglican College, Balmoral State High, St Oliver

Plunkett, Cannon Hill State School + more

Local shops include: Woolworths, Coles, Kmart, Bunnings, TK Max, Rebel Sport + more

Contact Team Hansom

Deanne Hansom | 0403 066 191

Ashleigh Hansom | 0448 742 538

* = approx



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More About this Property

Property ID	THUGVB
Property Type	House
House Size	260 m2
Land Area	405 m2
Including	Ensuite Air Conditioning Toilets (2) Balcony Deck Dishwasher Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

Deanne Hansom 0403 066 191

Principal & Licensee | cannonhill@ljhch.com.au

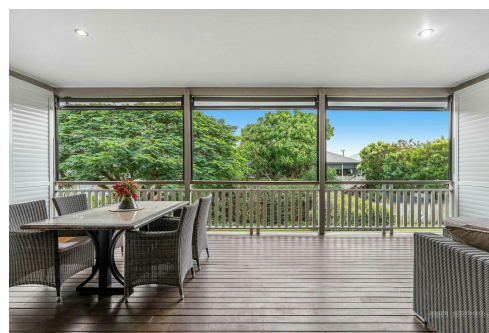
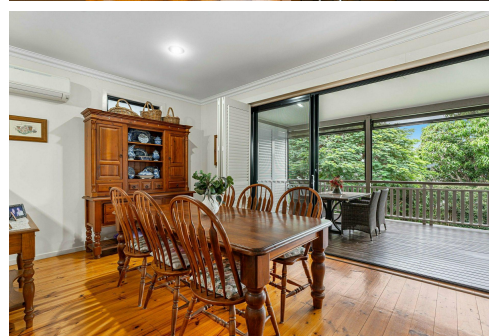
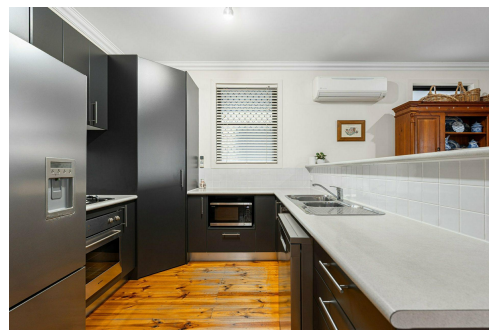
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