

## Cannon Hill, 120 Armstrong Road

The Three C's &ndash; 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.



**For Sale**  
Best Offers Closing 16th June - if not prior

**View**  
[ljhooker.com.au/THUGVB](http://ljhooker.com.au/THUGVB)

**Contact**  
**Deanne Hansom**  
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**Ashleigh Hansom**  
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ahansom@ljhch.com.au

**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 &ndash; set ready for your creation! 2.7m height  
Internal stairs  
Double lock up garage (can fit 3 cars &ndash; 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

<b>Property ID</b>	THUGVB
<b>Property Type</b>	House
<b>House Size</b>	260 m2
<b>Land Area</b>	405 m2
<b>Including</b>	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](mailto:cannonhill@ljhch.com.au)

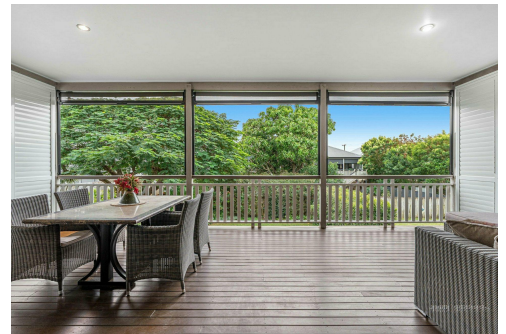
**Ashleigh Hansom 0448 742 538**

Co-Agent to Team Hansom | [ahansom@ljhch.com.au](mailto:ahansom@ljhch.com.au)

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