



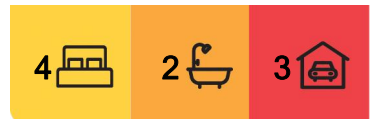
## Cannon Hill, 122 Erica Street

Cannon Hill Charmer on 804sqm

Some things never go out of style, like a classic character home only 8km to the Brisbane CBD. Rising up from an impressive 804sqmm2 block, this home has been richly restored and re styled for modern living and entertaining. Fusing historic character and charm with striking contemporary inclusions, this esteemed residence presents a truly special opportunity to acquire a luxurious holding within the highly coveted Cannon Hill locale.

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.

Properties on Erica street are highly sort after and very rarely offered to this market. This home has only ever had 2 owners, and it has been home to this family for over 33 years! Part of a popular family-friendly suburb, it's close to excellent schools, cafes, shops and



**For Sale**  
Offers Closing 23rd August - if not prior!

**View**  
[ljhooker.com.au/TB7GVB](http://ljhooker.com.au/TB7GVB)

**Contact**  
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**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.

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



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 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

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 or add the pool

Large outdoor spa - no pool compliance (can be removed if needed)

804 m2 block - dimensions 23m x 34.4m

Block details - No demolition control, No character control, No vegetation protection.

Sewerage line through the rear of the block but not an easement

Council Rates Approx: \$1,077.00 per quarter

Estimated rental return: \$1470- \$1530.00 per week.

#### 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

10-13 min approx. to Brisbane Airport\*

8-9 radial km approx to Brisbane CBD\*

12-14 min approx. to Westfield Carindale\*

Minutes drive to Morningside shopping centre or the Cannon Hill Plaza

\* = approx

#### CONTACT TEAM HANSOM

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Ashleigh Hansom | 0448 742 538



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## More About this Property

Property ID	TB7GVB
Property Type	House
Land Area	804 m <sup>2</sup>
Including	Air Conditioning Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced

**Deanne Hansom 0403 066 191**

Principal & Licensee | [cannonhill@ljhch.com.au](mailto:cannonhill@ljhch.com.au)

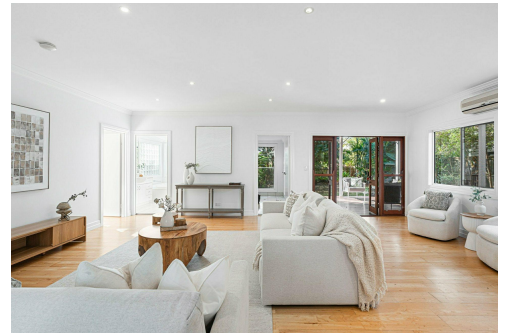
**Ashleigh Hansom 0448 742 538**

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

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