



## Cannon Hill, 22 Dahlia Street

Endless Potential &ndash; First Time to Market!

Offered for the first time since its construction in the 1960s, 22 Dahlia Street, Cannon Hill, presents an incredible opportunity for renovators, investors, and families alike. This solid three-bedroom post-war home sits on a generous 572sqm block, providing ample potential to renovate, extend, or rebuild in a thriving suburb.

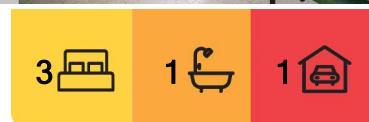
Step inside and be transported back in time, where original interiors, spacious living areas, and a classic kitchen create a warm and nostalgic charm. Beneath the carpets, beautiful hardwood floors are waiting to be uncovered and restored to their former glory. The generous bedrooms offer a blank canvas to craft a comfortable retreat, while the front sunroom serves as the perfect breakaway space to relax and unwind.

### Property Features:

Original 1960's post war charm - Solid construction with great bones for renovation  
Three well-sized bedrooms &ndash; Plenty of space for growing families or tenants



**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**  
FOR SALE

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

**Contact**  
**Deanne Hansom**  
0403 066 191  
[cannonhill@ljhch.com.au](mailto:cannonhill@ljhch.com.au)  
**Ashleigh Hansom**  
0448 742 538  
[ahansom@ljhch.com.au](mailto:ahansom@ljhch.com.au)

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



Spacious 575sqm allotment &ndash; Room to expand, add a pool, or create your dream outdoor space

Front sun room on entry

Separate lounge with generous space

Large country style kitchen with plenty of storage and bench space and a touch of retro design

Rear games/ BBQ area fully roof line covered

Block size &ndash; 572sqm

Rates: \$526.50 per quarter\*

Estimated rent return: \$520 - \$580 per week\*

#### Location:

8km\* to Brisbane CBD

Walk to Cannon Hill Train Station

Walk to bus stops

8\* minutes to Westfield Carindale

12\* minutes to Brisbane Airport

15\* minutes to Bayside Wynnum/Manly

2\* minutes to local shops

Local shops include: Woolworths, Coles, Bunnings, Kmart, TK Maxx, Rebel Sport plus more

Local schools include: St Oliver Plunkett, CHAC, Cannon Hill State School + more

Contact Team Hansom

Deanne Hansom | 0403 066 191

Ashleigh Hansom | 0448 742 538

## More About this Property

<b>Property ID</b>	TGRGVB
<b>Property Type</b>	House
<b>Land Area</b>	572 m2

**Deanne Hansom 0403 066 191**

Principal & Licensee | cannonhill@ljhch.com.au

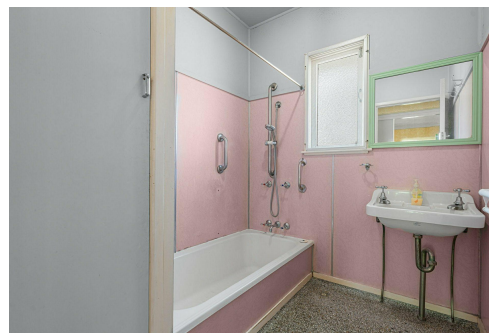
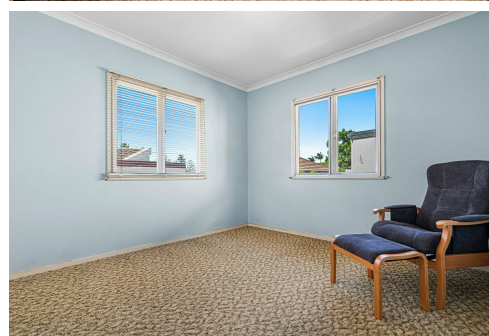
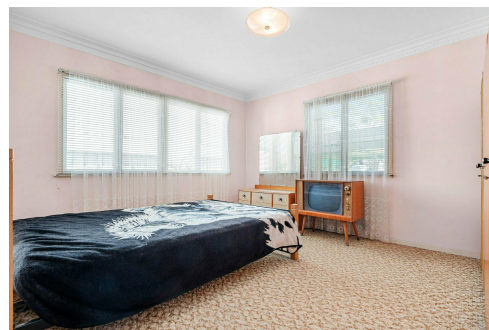
**Ashleigh Hansom 0448 742 538**

Co-Agent to Team Hansom | ahansom@ljhch.com.au

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

1878 Creek Road, CANNON HILL QLD 4170

cannonhill.ljhooker.com.au | cannonhill@ljhch.com.au



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